WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140033994 DEEDWARR
Recvd: 05/15/14 13:58 2 pgs
Fees:13.00 Taxes:1037.85

20140515-0041873

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES SEP 2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Trang K. Nguyen	Bank of America, NA	098 10 0 A 057.00
(NAME)	(NAME)	
6065 Hagars Grove Pass	4909 Savarese Cir	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Tampa, FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James Terry Templeton and wife, Carol D. Templeton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Trang K. Nguyen, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40, on the plan of Phase Two, Hagars Grove, as shown on plat of record in Instrument No. 20050708-0079562, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Terry Templeton and wife, Carol D. Templeton by Warranty Deed from Ronald G. Grizzard and wife, Debra L. Grizzard, dated July 24, 2006 and filed in Instrument Number 20060727-0090871, Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Instrument Number 20050708-0079562, Register's Office for said County.

Restrictive Covenants of record in Instrument Number 20040603-0065607, Register's Office for said County.

Easement of record in Instrument Number 20030827-0124254, Register's Office for said County.

Charter of the Homeowner's Association of record in Instrument Number 20040618-0072535, Register's Office for said County.

Quitclaim Deed to Homeowners Association filed in Instrument Number 20081230-0123440, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6065 Hagars Grove Pass, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of May, 2014.

James Terry Templeton

Carol D. Templeton

State of Tennessee
County of Wilson

Personally appeared before me James Terry Templeton and Carol D. Templeton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of May, 2014.

Notary Public
My Commission Expires: 9-13-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122