BILL GARRETT, Davidson County
Trans:T20140040823 DEEDWARR
Recvd: 06/10/14 14:08 2 pgs
Fees:13.00 Taxes:518.00
20140610-0050432

WARRANTY DEED

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

George M. Bunch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23nd day of **May, 2014**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George M. Bunch	New ~~CASH~~ Owner	164-00-0-060.01
(NAME)	(NAME)	
3511 Hamilton Church Road	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jerry Paul Templet and wife, Winnie Mae Templet**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George M. Bunch, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point in the center of Hamilton Church Road at the Northeast corner of the property conveyed to Robert Lee Victory and wife, of record in Book 3133, Page 418, Register's Office of Davidson County, Tennessee; thence South 7 degrees 30 minutes West, 610 feet; thence, South 22 minutes West, 339 feet; thence, South 87 degrees East to the Southwest corner of the property conveyed to Henry C. Fakes, Jr., and wife, of record in Book 3767, Page 267, said Register's Office; thence, North 5 degrees 30 minutes East, 858 feet, more or less, to the center of Hamilton Church Road; thence, with the center of the same, North 66 degrees 15 minutes West, 262.5 feet to the BEGINNING.

BEING the same property conveyed to Jerry Paul Templet and wife, Winnie Mae Templet by Warranty Deed from Thomas G. Pelleaux and wife, Kimberly J. L. Pelleaux a/k/a Thomas G. Pellaux and wife, Kimberly J. L. Pellaux dated June 28, 2001, of record in Instrument No. 20010712-0074537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3511 Hamilton Church Road, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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 **22nd** day of **May, 2014**

Jerry Paul Templet

Winnie Mae Templet

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jerry Paul Templet and Winnie Mae Templet**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **May, 2014**

Notary Public

My commission expires: _____

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122