THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050969** BILL GARRETT, Davidson County Trans:T20140041580 DEEDWARR Recvd: 06/12/14 13:28 2 pgs Fees:13.00 Taxes:1628.00 20140612-0051366	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: James E. Templeton and Natasha B. Templeton 3102 Belwood Street Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-02-158.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erik R. Herbert and Rachel J. Herbert, Husband and Wife** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **Natasha B. Templeton and James E. Templeton, Wife and Husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 26, on the Revised Map of West End Park, as shown of record in Book 421, Page 83, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 26 fronts 50 feet on the Northerly side of Bellwood Avenue and runs back 151.1 feet on the Westerly line and 156 feet, more or less, on the Easterly line to an alley, measuring 51.4 feet thereon.

Being the same property conveyed by Quitclaim Deed from Erik R. Herbert to Erik R. Herbert and wife, Rachel J. Herbert as recorded on the 18th day of January, 2013 in Instrument No. 20130118-0006212 and Warranty Deed from Jennifer Anne Boyd Baldock, and husband, Henry Baldock to Erik R. Herbert, unmarried as recorded on the 30th day of April, 2003 in Instrument No. 20030430-0057949, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 82 and 83 and Plat Book 332, Page 139.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3102 Belwood Street Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2014.

Erik R. Herbert

Rachel J. Herbert by Erik R. Herbert her Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erik R. Herbert**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for **Rachel J. Herbert**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of June, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014