THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2014. Notary Public MY COMMISSION EXPIRES: 1-9-40 (AFFIX SEAL)

JAMES A. WACHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140072881 DEEDWARR
Recvd: 09/29/14 11:47 2 pgs
Fees:13.00 Taxes:665.63
20140929-0089428

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert C. Hoffmeister, III	TriStar Bank	MAP 91-I
1636 Arabella Place	719 E. College Street	PARCEL 98.00
New Orleans, LA 70155	Dickson, TN 37055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael L. Temple, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert C. Hoffmeister, III and wife, Eileen Hoffmeister**

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, Tennessee, being Lot No. 1 on the Plan of Lot Nos. 1 and 2, Resubdivision of a Part of Los Nos. 5 and 6 on the Plan of West Nashville Annex of record in Plat Instrument Number 20050517-0055771, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael L. Temple, unmarried by deed from Frances R. Gaddis and husband, Benny Gaddis of record in Instrument No. 20040113-00054547, Register's Office for Davidson County, Tennessee, dated December 31, 2003 and recorded on January 13, 2013. corrected in Instrument Number 20040212-0017115, dated December 31, 2013, recorded February 12, 2014 and further corrected in Instrument Number 20050930-0117528, Register's Office for Davidson County, Tennessee. See also Final Decree of Divorce in The Fourth Circuit Court for Davidson County, Tennessee at Nashville, styled Patricia Louise Temple vs. Michael Loyd Temple, Case No. 10D2607. See also quitclaim deed in Instrument Number 20140326-0024774, dated February 21, 2014, recorded March 26, 2014, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **749 23rd Street, Nashville, TN 37209.**

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, 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 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 my hand this the 26th day of September, 2014.

Michael L. Temple

JAMES A. MAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael L. Temple** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of September, 2014.

My Commission expires: 1-9-16

Notary Public