THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Wash. THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000.00. Kelly Gunter Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April 2015. Rita G. Collins Notary Public MY COMMISSION EXPIRES: 10/30/18 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	

RITA G. COLLINS STATE OF TENNESSEE NOTARY PUBLIC WASHINGTON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Edwin Templin	OWNER	MAP 116-05
6001 Jocelyn Hollow Road		PARCEL 11.00
Nashville, TN 37205		
(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, WE, **Kelly Gunter, a married man and Kyle Haley, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell Edwin Templin and Kellie Dewitt Templin, husband and wife**

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. 18 on the Plan of Section II, West Meade Farms Inc. of record in Plat Book 1424, Page 93, in 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 Jack P. Gunter and wife, Bettye H. Gunter by Warranty deed from William David Sanders and wife, Ann Lewis Sanders of record in Book 6595, page 989, Register's Office for Davidson County, Tennessee, dated June 28, 1985 and recorded on July 1, 1985.(Value or consideration shown in aforementioned deed $133,500.00.); The said Bettye H. Gunter having since died , leaving Jack P. Gunter as the surviving tenant by the entirety; Jack P. Gunter having since died testate on April 10, 2014 and his Last Will and Testament being probated in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) under Case No. 14P934. Said Last Will and Testament devised the residue of his estate to his two children, Kelly Gunter and Kyle Haley.

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 PROPERTY IS NOR HAS EVER BEEN THE MARITAL RESIDENCE OF KELLY GUNTER. HIS PRIMARY RESIDENCE IS 116 BELMEADE DR., JOHNSON CITY, TN 37601

This is ( ) UNIMPROVED

(X) IMPROVED property known as **6001 Jocelyn Hollow Road, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20150033814 DEEDWARR
Recvd: 05/04/15 11:05 2 pgs
Fees:13.00 Taxes:1628.00

20150504-0040024

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 our hand( ) this the 23 day of April, 2015.

Kelly Gunter

Kelly Gunter

Kyle Haley, as Russell Parks Riebeling, as Attorney-in-Fact

Kyle Haley, by Russell Parks Riebeling, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly Gunter** 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 th day of April, 2015.

My Commission expires: 10/30/18

Rita G. Collins

Notary Public

RITA G. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Russell Parks Riebeling**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument on behalf of **Kyle Haley, as her attorney in fact**, as the free act and deed of the within named **Kyle Haley.**

Witness my hand and official seal this the day of April, 2015.

My Commission expires: 5-3-16

Notary Public

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY