Davidson County	DEEDWARR
Recvd: 08/28/15 13:35	3 pgs
Fees:18.00 Taxes:629.00	
20150828-0087490	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

John L. Templeton III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John L. Templeton III	Flagstar Bank	142080B08100CO
(NAME)	(NAME)	
910 Holly Forrest	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Troy MI 48098	
(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, **Elizabeth J Hill, unmarried** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John L. Templeton III and Emme N. Templeton, husband and wife,** 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 Unit No. 81, as shown on the plan of Phase III, Coronada, Town Home Condominiums, a Horizontal Property Regime, as shown on the plan of record in Book 5200, Page 67, as established by the Master Deed of record in Book 4901, Page 679, as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and in Book 5869, Page 269, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Elizabeth J. Hill, an unmarried woman by Warranty Deed from Thomas E. Ellison, unmarried, dated 1/10/2014, recorded 1/16/2014 of record in Instrument No. 20140116-0004369, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 5200, Page 67, in the Register's Office for Davidson County, Tennessee.
Declaration of Condominium of Coronada, Town Home Condominiums, and all exhibits attached thereto and recorded of record in Book 4901, Page 679, as amended record in Book 5202, Page 329, Second Amended record in Book 5306, Page 241, Third Amended record in Book 5522, Page 675 and Fourth Amended record in Book 5869, Page 269, in the Register's Office for Davidson County,

and Fourth Amended record in Book 5869, Page 269, in the Register's Office for Davidson County, Tennessee, together with amendments thereto (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.
Agreement for Dedication of Easement for Sanitary Sewers recorded of record in Book 4788, Page 761, in the Register's Office for Davidson County, Tennessee.
Easement recorded of record in Book 7173, Page 324, in the Register's Office for Davidson County, Tennessee.
Charter recorded of record in Book 4902, Page 938, as amended of record in Book 6132, Page 118 and Book 7694, Page 733, in the Register's Office for Davidson County, Tennessee.
By-Laws recorded of recorded record in Book 4901, Page 702, as amended of record in Instrument No. 201003040016850, in the Register's Office for Davidson County, Tennessee.

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 910 Holly Forrest, Nashville, TN 37221
(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 my hand this 21st day of August, 2015.

Elizabeth J Hill

Elizabeth J Hill

State of Tennessee
County of Putnam

Personally appeared before me Elizabeth J Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~21st~~ 20th day of August, 2015.

Lauren Imes

Notary Public
My Commission Expires: 10.23.2018

LAUREN IMES
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016