THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160041877 DEEDWARR
Recvd: 05/18/16 15:24 2 pgs
Fees:13.00 Taxes:2460.50
20160518-0049844

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 665,000.00.

Christa B. Bolte
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Barbara J. Tempkins	BARBARA J. TEMPKINS	MAP
178 Charleston Park	178 CHARLESTON PARK	PARCEL 116-08-0G-178.00-CO
Nashville, TN 37205-4703	NASHVILLE, TN 27205	
(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, **Jon Walter and wife, Tammy Walter**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara J. Tempkins and husband, Peter A. Tempkins**

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. 178 on the Plan of Revised Sugartree, Phase 3 of record in Plat Book 5050, Page (s) 67 through 71, inclusive, as amended in Book 5121 Page 89, Book 5162, Page 632, Book 5169, Page 426, Book 5186, Page 958, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, 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.

Said Lot No. 178 fronts 60.00 feet on the Easterly margin of Charleston Park, an access and public utility easement and extends back 94.11 feet on the Northerly line and 97.30 feet on the Southerly line to an access and public utility easement in the rear, measuring 60.09 feet thereon.

Being the same property conveyed to Jon Walter and wife, Tammy Walter by Warranty deed from Richard Hallworth and wife, Charlotte M. Hallworth of record in Instrument No. 20121016-0094687 Register's Office for Davidson County, Tennessee, dated October 12, 2012 and recorded on October 16, 2012.

Being also known as 178 Charleston Park Nashville, TN 372054703.

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 ( ) UNIMPROVED

(X) IMPROVED property known as **178 Charleston Park, Nashville, TN 37205-4703.**

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(s) this the 16th day of May, 2016.

Jon Walter by Tammy Walter his Attorney-in-Fact

Tammy Walter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Tammy Walter**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Jon Walter,** and who acknowledged that he executed the same as the free act and deed of **Jon Walter.**

Witness my hand and official seal this the 16th day of May, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

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 **Tammy Walter** 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of May, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE