Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B 15329

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Barbara Templeton	New Owner	12908004200
204 Longwood Court		
Nashville, Tennessee 37215		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Stella Joyce McCloud, Executrix and Connie Creech, Executrix for the Estate of Margaret V. Marshall (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Barbara Templeton, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 21 on the Plan of Section I, Warner Park Valley of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 21 fronts 91.4 feet on the northerly side of Henry Drive and extends back 190 feet on the westerly line and 194.6 feet on the easterly line to a deadline in the rear on which it measures 110.5 feet.

Being the same property conveyed to Edward A. Marshall and wife, Margaret V. Marshall by Warranty Deed from Murphree Realty Company of record in Book 3704, page 149, said Register's Office. Margaret V. Marshall having died testate and the Last Will and Testament of Margaret v. Marshall, deceased of record in Probate file 16P965, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved real property located on 6316 Saint Hendry Drive, Nashville, Tennessee 37205.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. Matters shown on the plat of record in Plat Book 332, pages 12, 13 and 14j, and in Book 3577, page 511, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record as shown in Book 3466, page 89 and Book 3577, page 511, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160067823 DEEDWARR
Recvd: 08/05/16 12:56 3 pgs
Fees:18.00 Taxes:1258.00
20160805-0081428

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $340,000.00.
(
(
(Subscribed and sworn to before me
(this 7th day of August, 2016.
(
(
(My Commission Expires: _____

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 3rd day of August, 2016.

The Estate of Margaret V. Marshall

By: Stella Joyce McCloud aka Joyce McCloud executrix
Stella Joyce McCloud, Executrix

By: Connie Creech aka Connie Sue Creech executrix
Connie Creech, Executrix

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Stella Joyce McCloud with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix of the Estate of Margaret V. Marshall, and that she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing the name of Estate by herself as Executrix.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2016.

Notary Public

My Commission Expires:

The Estate of Margaret V. Marshall

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Connie Creech with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix of the Estate of Margaret V. Marshall, and that she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing the name of Estate by herself as Executrix.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of August, 2016.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017