Bill Garrett Davidson County
Batch# 7538 DEEDWARR
10/03/2017 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,766.75
20171003-0101250

33904

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $477,500.00 Affiant Subscribed and sworn to before me, this 28th day of ~~July~~ September, 2017. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Hugh Templeman and Rebecca Templeman 585 Summit Oaks Ct. Nashville, TN 37221	Send Tax Bills to: Pinnacle Bank 150 3rd Ave S. Suite 900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 128-12-0B-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BATIA KARABEL AND ARON KARABEL, AS HUSBAND AND WIFE**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **HUGH TEMPLEMAN AND REBECCA TEMPLEMAN, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Woodbury Phase 2 Cluster Lot Planned Unit Development, of record in Instrument No. 20140429-0035945, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BATIA KARABEL AND ARON KARABEL, AS HUSBAND AND WIFE, by deed from DALAMAR HOMES, LLC, of record in Instrument No. 20150105-0000798, dated December 23, 2014, said Register's Office.

This is improved property commonly known as: **585 Summit Oaks Ct, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of September 2017.

BATIA KARABEL

ARON KARABEL

STATE OF TENNESSEE)
)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BATIA KARABEL AND ARON KARABEL**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of September, 2017.

MONTGOMERY COUNTY
ELIZABETH M. PRESTON
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public
My Commission Expires: 10/14/19

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, STACY L. THOMAS, 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:

