Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 99524 DEEDWARR
06/04/2018 10:18:41 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20180604-0052842

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Shelly M Smith
Affiant

Subscribed and sworn to before me, this 1 day of June, 2018.

Notary Public
My commission expires: 8-4-20

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires AUG 4, 2020

06-1804-76912

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Greg D. Templeton 1305 South Street Nashville TN 37212	New Owner	105-01-0-059.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Luis E. Hidalgo, Trustee of the Luis E. Hidalgo Revocable Trust, uad August 13, 2013**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Greg D. Templeton, a single man,** hereinafter called the Grantees, their successors 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. 56, on the Plan of Southside Park Estates, Section 2, of record in Book 4660, Page 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Luis E. Hidalgo, an unmarried man by Warranty Deed from Glenn Young, dated October 15, 2007, recorded October 17, 2007, of record in Instrument No. 20071017-0123018, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Luis E. Hidalgo, Trustee of the Luis E. Hidalgo Revocable Trust, uad August 13, 2013 by Quitclaim Deed from Luis E. Hidalgo, dated August 13, 2013, recorded August 13, 2013, of record in Instrument No. 20130813-0085080, Register's Office for Davidson County, Tennessee. Luis E. Hidalgo, Trustee of the Luis E. Hidalgo Revocable Trust, uad August 13, 2013 is one and the same as Luis Eduardo Hidalgo, Trustee of the Luis Eduardo Hidalgo Revocable Trust, uad August 13, 2013.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1305 South Street, Nashville, TN 37212.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs,

successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1 day of June, 2018.

Luis E. Hidalgo, Trustee

Luis E. Hidalgo, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Luis E. Hidalgo, Trustee of the Luis Eduardo Hidalgo Revocable Trust, uad August 13, 2013**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1 day of June, 2018.

Cheri D. Bayer
Notary Public

My Commission expires: 12/20/2020

