THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
1717 Alliant Avenue, Suite 5
Louisville, KY 40299
File No. CS187001398

Bill Garrett Davidson County
Batch# 114685 DEEDWARR
07/11/2018 10:11:32 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180711-0066877

Grantee:
Jamie Lee Templer
711 Wilsonwood Place
Nashville, TN 37206

Send Tax Bills To:
DBT
111 Millpond Cir.
Greenville SC 29607

Map & Parcel No.:
08307016300

WARRANTY DEED

THIS INDENTURE, made and entered into this 19th **day of** June 2018, **20____**, by and between **Brooxie Carlton and husband, Thomas Henry Baird, III,** party of the first part, and **Jamie Lee Templer, unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **THREE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($320,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of part of the Tillman Home Tract Rolling Acres No. Two, Section Two, of record in Plat Book 1424, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brooxie Carlton, unmarried, from Joel J. Soucie and Sara Soucie fka Sara A. Kusnery, by Warranty Deed dated March 15, 2013, of record in Instrument Number 20130319-0027226, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Brooxie Carlton

Thomas Henry Baird, III

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, **Brooxie Carlton and husband, Thomas Henry Baird, III,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 29th day of June, 2018

Notary Public

My commission expires: 10/7/2019

T.A.I.

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$320,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of June, 2018.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
711 Wilsonwood Place
Nashville, TN 37206