STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 199252 DEEDWARR
02/26/2019 09:49:28 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190226-0017232

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2019.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G18-4116

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Mettle Group, LLC (NAME)	New Owner (NAME)	052-06-0-064
713 Florence Circle (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN. 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Tara B. Templeton, a single woman and Joseph T. Hensley, a widower, Heirs at Law of Pressley Templeton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Mettle Group, LLC, a Limited Liability Company**, 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. 21 on the Map of Madison Heights Subdivision, Section I, as of record in Book 1424, Page 6, Register's Office for said County.

Said Lot No. 21 fronts 100 feet on the easterly side of Florence Avenue and runs back 420 feet on the northerly line and 430 feet on the southerly line, to a dead line, measuring 100.5 feet thereon.

Being the same property conveyed to Faustine Fife Templeton and Pressley Templeton by Decree for Redemption dated November 4, 2013 recorded August 1, 2018, in Instrument Number 20180801-0075317, in the Register's Office of Davidson County, Tennessee.

The said Faustine Fife Templeton having since died intestate on September 16, 2016, leaving subject property vested solely in Pressley Templeton. See Affidavit of Heirship in Instrument Number 20190226-0017230 Register's Office for Davidson County, Tennessee. The said Pressley Templeton have since died intestate on September 30, 2017, leaving Tara Templeton and Joseph Hensley as his only heirs at law. See Affidavit of Heirship in Instrument Number 20190226-0017231 Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, Page 6, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 713 Florence Circle, Madison, TN 37115.

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. Whenever 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/our hand(s) this 21st day of February, 2019.

Tara B. Templeton

Joseph T. Hensley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2019, before me personally appeared Joseph T. Hensley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 21st day of February, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL J. ROSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF _____
COUNTY OF _____

On this 21st day of February, 2019, before me personally appeared Tara B. Templeton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 21st day of February, 2019.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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Tara B. Templeton

Joseph T. Hensley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Witness my hand, at office, this 21st day of February, 2019.

Notary Signature
My commission expires:

STATE OF Louisiana
COUNTY OF Orleans Parish

On this 21st day of February, 2019, before me personally appeared Tara B. Templeton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 21st day of February, 2019.

Notary Signature
My commission expires:

COURTNEY LYN WEILEMAN
NOTARY PUBLIC #130527
STATE OF LOUISIANA
STATEWIDE JURISDICTION
COMMISSION EXPIRES UPON DEATH

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066