WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/01 10:07 2pgs
Fees:13.00 Taxes:495.80

20011115-0125379

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARLA R. DILLARD NOTARY PUBLIC AT LARGE HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES: 02-08-03

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Chalene Helmuth	Georgia Bank & Trust Co. of Augusta D/B/A GB & T Mortgage	147-8-158
(NAME)	(NAME)	
313 Leopole Rd.	1321 Murfreesboro Road Suite 701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville Tennessee 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, General Construction Company, Inc , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christy Lynn Halbert and Virginia Chalene Helmuth , 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:

Being Lot No. 144 on the Plan of Hillbrook, Section 3, as of record in Plat Book 3300, Page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Virginia Chalene Helmuth and Christy Lynn Halbert by Warranty Deed from General Construction of record in Instrument No. _____ , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to General Construction Company, Inc. by Quit Claim Deed from Sonny Lane Builders of record in Instrument No. 20010905-0096321 and by Warranty Deed in Instrument No. 20010717-0075703, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 313 Leopole Rd., Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 6th day of November, 2001.

General Construction Company, Inc.

By: Marion Thurman

Attest: President

STATE OF Tennessee
COUNTY OF Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marion Thurman ~~and~~ _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of General Construction Co the within named bargainer, a corporation, and that, Marion Thurman as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Marion Thurman as such President

Witness my hand and official seal this 6th day of November, 2001

My Commission Expires:_____

Notary Public

GARLA R. DILLARD
NOTARY PUBLIC AT LARGE
HAMILTON COUNTY, TENN.
MY COMMISSION EXPIRES:
02-06-03

File Number2110545
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027