Davidson County DEEDWARR
Recvd: 02/06/04 10:22 2pgs
Fees:13.00 Taxes:1001.89

20040206-0014628

WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,780.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 2.8.07
(AFFIX SEAL)

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

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Scolastico	John Scolastico	160 16.00-38.00
(NAME)	(NAME)	
5721 Spring House Way		MAP 166-16
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		PAR 38
(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, Elbert P. Helton Jr. and Wife, Rose R. Helton , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Scolastico and Wife, Beverlee A. Scolastico , 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. 202 on a Resubdivision of Lot 200-204, Phase 4, Hearthstone, as of record in Plat Book 6050, Page 16 and amended in Book 6096, Page 753 and amended in Book 6252, Page 422, 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 Elbert P. Helton Jr. and Wife, Rose R. Helton by Warranty Deed dated August 28, 2000 from Robert Farnham and wife, Lisa H. Farnham of record in Instrument No. 20000901-0086785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5721 Spring House Way, Brentwood, TN 37027

(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 my/our hand(s) this 2nd day of February, 2004.

Elbert P. Helton Jr. by POA in fact

Elbert P. Helton Jr.

Rose R. Helton by POA in fact Michelle Montague

Rose R. Helton

STATE OF Tennessee
COUNTY OF Williamson

On this the 2nd day of February, 2004, before me personally appeared Michelle Montague, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elbert P. Helton Jr. and Wife, Rose R. Helton, and who acknowledged that Elbert P. Helton Jr. and Wife, Rose R. Helton* executed the same as the free act and deed of the said Michelle Montague** by virtue of that Power of Attorney, duly executed by the said Elbert P. Helton Jr. and Wife, Rose R. Helton and appearing of record in Instrument #_____ of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 2nd day of February 2004.

My Commission Expires: 2.8.07

Notary Public

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

* Michelle Montague

** Elbert P. Helton, Jr. and wife, Rose R. Helton

File Number24010123

RETURN TO:
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