Davidson County DEEDWARR
Recvd: 11/19/04 13:18 2pgs
Fees:13.00 Taxes:1253.01

20041119-0139184

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Andrew Frederick Heltsley	Franklin American Mortgage Company	105-10-0
1804 Beech Avenue	501 Corporate Centre Drive #400	GROUP
Nashville, Tennessee 37203	Franklin, Tennessee 37067	PARCEL 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Eight Thousand Six Hundred Fifty Dollars and Zero Cents ($338,650.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey A. Corle, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Andrew Frederick Heltsley, a single person, and Laura Lee Laughlin, a single person, Joint Tenants, 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 the northerly 56.0 feet of the southerly 119.0 feet of Lot No. 4 on the Waverly Land Company's Plan of Lots called Waverly Place as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 56.0 feet on the easterly side of Beech Avenue and runs back between parallel lines 190.0 feet, more or less, to an alley.

BEING the same property conveyed to Jeffrey A. Corle by deed from Joe W. Lawrence, Jr., Carlton M. Lawrence, Mary E. Nicholson, Darlene A. Lawrence, Daryel E. Lawrence and Dorothy Lawrence Davis of record as Instrument No. 20040227-0022413 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1804 Beech Avenue, Nashville, TN 37203

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this 15th day of November, 2004.

Jeffrey A. Corle

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jeffrey A. Corle, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee