STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2005.

Notary Public

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

Davidson County DEEDWARR
Recvd: 03/02/05 15:30 2 pg
Fees:13.00 Taxes:407.00
20050302-0023151

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
Jeffrey A. Corle	Jeffrey A. Corle	083-06-0
1413 Acklen Avenue	1413 Acklen Avenue	GROUP
Nashville, Tennessee 37212	Nashville, Tennessee 37212	PARCEL 359.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Ten Thousand Dollars and Zero Cents ($110,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John W. Helmontaller, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeffrey A. Corle, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the south 50.0 feet of Lot No. 1 as shown on the Plan of Shield's Subdivision of Lot 6 in Horn's Spout Spring Tract of record in Plat Book 57, page 112, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 1 fronts 50.0 feet on the easterly side of North 17th Street and runs back between parallel lines with the northerly margin of McEwen Street 160.0 feet to an alley.

BEING the same property conveyed to John W. Helmontaller and wife, Clara Maie Helmontaller, by Installment Deed dated October 9, 1968, from Lola M. Overby of record in Book 4277, page 610, Register's Office for Davidson County, Tennessee; the said Clair Maie Helmontaller having since died on December 29, 2001.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property known as 501 N. 17th Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee 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 Grantee, his/her 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 28th day of February, 2005.

John W. Helmontaller

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 John W. Helmontaller, 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 28th day of February, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

