WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-23-08

(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E. MAIN ST.
HENDERSONVILLE, TN. 37075

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Helmontaller	John Helmontaller	
(NAME)	(NAME)	43-13-138
513 East Maple Street	513 E. Maple	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051046

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, William D. Rumsey and Phyllis Rumsey**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Helmontaller**, 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. :

unimproved ☐

This is improved ☒ property, known as 513 E. Maple, Madison, TN

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

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.

Witness our hands this 22nd day of April, 2005.

Davidson County DEEDWARR
Recvd: 04/25/05 13:19 2 pg
Fees:13.00 Taxes:240.50
20050425-0045695

William D. Rumsey
William D. Rumsey

Phyllis Rumsey
Phyllis Rumsey

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within William D. Rumsey and Phyllis Rumsey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that William D. Rumsey and Phyllis Rumsey executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Springfield~~ Hendersonville, Tennessee this 22nd day of April, 2005.

Commission expires: 2-23-08

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

File No.: 20051046

EXHIBIT A

Being Lot No. 3 on the Map of the Subdivision, of Tract 1, Forrest Park Acreage, as of record in Book 843, page 81, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the northerly side of East Maple Street, and runs back between parallel lines, 209 feet to a dead line.

BEING all of the same property conveyed to William D. Rumsey and Phyllis Rumsey by Warranty Deed from James H. Patterson Sr. And Ruby E. Patterson, of record in Book 4471, Page 61, Register's Office for Davidson County, Tennessee.