# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/05 11:06 2 pgs
Fees:13.00 Taxes:601.25

20051123-0141731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-26-07
(AFFIX SEAL)

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

**THIS INSTRUMENT WAS PREPARED BY**
Capital Title and Escrow, LLC
2525 West End Ave. Ste 930
Nashville, Tennessee 37023

D-0572

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Joshua M. Helton | Same | 117-7E-SCO |
| (NAME) | (NAME) | |
| 2014 Stokes Lane | | 117-7E-SCO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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, I, Alameda Beeler Helton, unmarried HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua M. Helton, unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 5, together with the appurtenant interest in the common elements of Abingdon Place, a horizontal property regime established by Master Deed, of record in Book 6357, page 360, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being shown on the Plan of Abingdon Place of record in Plat Book 6250, page 110, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alameda Beeler Helton, Trustee of the revocable trust agreement of alameda Beeler Helton, by deed from Alameda Beeler Helton of record as Instrument No. 20000208-0012986, dated February 2, 2000, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2014 Stokes Lane, Nashville, TN 37215
(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 15th day of November, 2005.

Alameda Beeler Helton

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alameda Beeler Helton the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 15th day of November, 2005.

Commission expires: 6-26-07

Notary Public

KRIS MORSS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

**RETURN TO:**

Capital Title and Escrow, LLC
2525 West End Ave.
Ste. 930
Nashville, TN 37203