**WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 04/12/06 11:14 2 pgs
Fees:13.00 Taxes:492.10

20060412-0042043

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **6th** DAY OF **April, 2006**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. W. MACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: SEPTEMBER 30, 2009

# WARRANTY DEED

*This Instrument Prepared By:*

Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Dorris Desmond Helms and Vivian P. Helms** | **Dorris Desmond Helms** | **092-09 66.00** |
| (NAME) **3220 Torbett Street** | (NAME) **6700 Cabot Drive** | |
| (ADDRESS) **Nashville,TN 37209** | (ADDRESS) Nashville, TN 37209 | |
| (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, **Paul Miller,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorris Desmond Helms and Vivian P. Helms, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 57, G.E. JACKSON'S SUBDIVISION OF THE MARABLE TRACT, as shown on plat of record in Plat Book 161, Page 86, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from George Ganaway to Paul Miller as recorded on the 15th day of August, 2005 in Instrument No. 20050815-0096312, and corrected by Deed of Correction recorded at Instrument Number 20060412-0042041, said Register's office, and part of Warranty Deed from The Estate of Ida B. Morrison to George Ganaway as recorded on the 9th day of June, 2005 in Instrument No. 20050609-0066237, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3220 Torbett Street, Nashville, TN 37209**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **6th** day of **April, 2006.**

PAUL MILLER

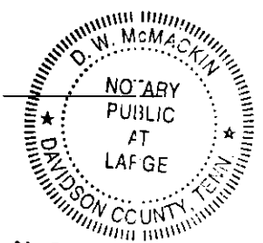
STATE OF **TN**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Paul Miller, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the day **6th** of **April, 2006**.

NOTARY PUBLIC

My commission expires:




My Commission Expires:
SEPTEMBER 30, 2006