# WARRANTY DEED

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,500.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Allen R. Black | NEW OWNER | Map 86 |
| 5016 Sunset Way | | Group 4-0-B |
| Hermitage, TN 37076 | | Parcel 10 CO |

FOR AND IN 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

**Lynnette Cromer-Helmle, f/k/a Lynnette Cromer and husband, David Helmle**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Allen R. Black and Marjorie Black**

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 Lot No. 11, on the Plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lynnette Cromer, a married person, by deed from Tina Louise Smith, unmarried, of record in Book 10668, Page 487, said Register's Office. The said Lynnette Cromer is now known as Lynnette Cromer-Helmle.

This conveyance is subject to Restrictions and By-Laws of record in Book 9082, Page 567, and Book 9082, Page 589, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 600, said Register's Office; (3) All matters appearing on plan of record in Plat Book 7900, Page 808, said Register's Office.

The said David Helmle joins in this conveyance to convey any and all marital interest he may have in said property.

Power of Attorney of record in Instrument 20060602-0065106, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 5016 Sunset Way, Hermitage, TN 37076

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 31st day of May, 2006.

Davidson County DEEDWARR
Recvd: 06/02/06 11:47 2 pgs
Fees:13.00 Taxes:841.75

20060602-0065107

Lynnette Cromer-Helmle
Lynnette Cromer-Helmle

David Helmle
David Helmle BY Lynnette Cromer Helmle attorney in fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynnette Cromer-Helmle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2006.

My Commission Expires: 3/31/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Lynnette Cromer-Helmle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of David Helmle as his Attorney in Fact as the free act and deed of the within named David Helmle.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2006.

My Commission Expires: 3/31/07

Notary Public