File No. 60616

WARRANTY DEED

Please record and return to:
Forsythe Title [illegible] Escrow
2525 West [illegible] Avenue #350
Nashville, TN 37203

ROBERT G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: Feb. 22, 2007
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Helton	The Same.	143 02 0B 030.00
(NAME)	(NAME)	
760 Harpeth Trace Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Gloria P. Hudson and husband, Jim Fortner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Helton and wife, Heather Helton, 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:

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Revised Treetops at Harpeth Trace, as of record in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gloria P. Hudson by deed from Charles Michael Stanglin, dated June 7, 2004 and recorded on June 16, 2004 in Instrument No. 20040616-0071415, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6287, page 417, said Register's Office.

By-Laws of record in Book 6287, page 460, said Register's Office.

Dedication of common area of record in Book 6465, page 410, said Register's Office.

Charter of record in Book 8085, page 576, said Register's Office.

Subject to easements of record in Book 5142, page 694, Book 4889, page 192, Book 5360, page 320 and Book 5364, page 882, said Register's Office.

Jim Fortner herein joins to convey any and all right and interest he may have; especially his marital rights.

Gloria P. Hudson executed this instrument on behalf of Jim Fortner pursuant to a Power of Attorney of record in Instrument No. X, Register's Office, Davidson County, Tennessee.

X20060814010004 9

unimproved ☐

This is improved ■ property, known as 760 Harpeth Trace Drive, Nashville, TN 37221
(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.

Davidson County DEEDWARR
Recvd: 08/14/06 14:39 2 pgs
Fees:13.00 Taxes:706.70
20060814-0100050

File No. 60616
Witness my hand this 3rd day of August, 2006.

Jim Fortner

By: Gloria P. Hudson
Gloria P. Hudson, Attorney-in-fac

Gloria P. Hudson

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 Gloria P. Hudson, the bargainor(s), 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 this 3rd day of August, 2006.

Commission expires:
My Commission Expires Sept. 22, 2007

Notary Public

ROBERT G. WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 Gloria P. Hudson with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Jim Fortner as his Attorney in Fact as the free act and deed of the within named Jim Fortner.

Witness my hand and official seal this 3rd day of August, 2006.

Commission expires:
My Commission Expires Sept. 22, 2007

Notary Public

ROBERT G. WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN