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Davidson County DEEDWARR
Recvd: 01/17/07 10:51 2 pgs
Fees:13.00 Taxes:758.50

20070117-0006738

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF JANUARY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01899 HELTON NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kathy A. Helton	KATHY A. HELTON	183-5A-192.00 CO
4229 October Woods Drive	2137 KIDD ROAD	
Antioch, TN 37013	NOLENSVILLE, TN 37135	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PHILLIP C. BARNETT, AND WIFE, PAMELA F. BARNETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KATHY A. HELTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4229 October Woods Drive, Antioch, TN 37013

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 ~~hand~~ on the 10th day of January, 2007.

Phillip C. Barnett

Pamela F. Barnett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, PHILLIP C. BARNETT AND PAMELA F. BARNETT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of January, 2007.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 363 ON THE PLAN OF PHASE THREE, SECTION SIX, OCTOBER WOODS, OF RECORD IN BOOK 9700, PAGE 915, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP C. BARNETT AND WIFE, PAMELA F. BARNETT BY WARRANTY DEED FROM LIFESTYLE HOMES, A TN GENERAL PARTNERSHIP, RECORDED ON THE 5TH DAY OF MAY, 2000 IN INSTRUMENT NO. 200005050045653, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.