File No. 270400836

WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Rachel Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2007.

Kate Rosenthal
Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL) MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Helton	Countrywide Home Loans ~~David Helton~~	Map 132-05-0 Parcel 102.00
(NAME) 4302 Gray Oaks Drive	(NAME) 801 Crescent Centre Dr. Suite 510	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Henriette B. Morris, sole tenant by the entirety,** HEREINAFTER CALLED THE GRANTOR, 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 all of Lot No. 37, on the Plan of Section No. 2, Glendale Park Subdivision, as shown by plat appearing of record in Plat Book 1130, Page 61, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to David R. Lawrence and wife, Sarah M. Lawrence by Warranty Deed dated May 31, 1994 of record in Book 9364, Page 555, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Russell R. Morris Jr., and wife, Henriette B. Morris by Warranty Deed dated June 23, 2006 and filed of record in Instrument No. 20060626-0075737, Register's Office for Davidson County, Tennessee. The said Russell F. Morris Jr., having since died, leaving Henriette B. Morris as sole tenant by the entirety.

This property subject to: 2007 Real property taxes and every year thereafter; Restrictive Covenants of Record in Book 1855, page 568, said Register's Office; Sanitary Sewer and/or Storm Drainage Easement of Record in Book 4100, page 136, said Register's Office; Subject to any and all matters on Plat of Record in Plat Book 1130, page 61; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4302 Gray Oaks Drive, Nashville, TN 37204
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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: 05/21/07 16:15 2 pgs
Fees:13.00 Taxes:1135.90

20070521-0060719

Witness my/our hands this 16th day of April, 2007.

Henriette B. Morris

STATE OF TENNESSEE

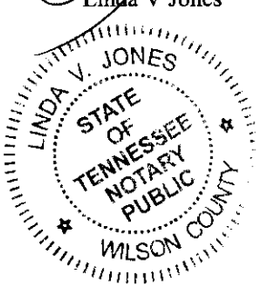
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Henriette B. Morris 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 at office this 16th day of May, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(seal)

File Number: 270400836

~~**RETURN TO:**~~

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122