WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/08 13:11 2 pgs
Fees:13.00 Taxes:869.50

20080107-0001737

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

MY COMMISSION EXPIRES: 1/22/2008.

(AFFIX SEAL)

STACY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV 22 2008

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Anne Bumpus	Guaranty Trust Company	083-05-0-434.00
(NAME)	(NAME)	
421 N 15th Street	PO Box 1218	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN 37129	
(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, I, HOLLAND JAMES HELTON, AN UNMARRIED MAN HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERESA ANNE BUMPUS, AN UNMARRIED WOMAN, 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 11, MAP OF SURVEY OF THE J.J. TAMBLE TRACT, as shown on plat of record in Plat Book 421, page 29, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to HOLLAND JAMES HELTON, MARRIED, by deed from CHERYL B PROUTY, MARRIED, of record as Instrument No. 20051227-0154381, dated December 7, 2005, said Register's Office. The said Holland James Helton having since divorced by Final Decree of Divorce in Circuit Court of Davidson County, Tennessee under docket No. 05-D-3723, which awarded the subject property to HOLLAND JAMES HELTON. And being further conveyed to Holland James Helton, by Quitclaim Deed from Nancy Paige Trewhitt, of record in Instrument No. 20060413-0042866, dated March 28, 2006, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved x property, known as 421 N 15th Street, Nashville, TN 37206
(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.

Witness our hands this 21st day of December, 2007.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Holland James Helton the within named the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1222 16th Avenue South, Ste 10, Nashville, TN 37212 this 21st day of December, 2007.

Commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Stacey Denson Palmer
Notary Public

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212