# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/08 13:55 2 pgs
Fees:13.00 Taxes:207.20

20080527-0053775

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Melanie Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steve DeSoto | | 61-10 / 85 |
| (NAME) 217 Bateman Ave. | (NAME) NEW OWNER | |
| (ADDRESS) Franklin, TN 37067 | (ADDRESS) | |
| (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, **Carrie L. Helfrich, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve DeSoto, a married man**, 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. 5 in W.C. Hagan's Re-subdivision of Lots 59,60,109 and 110 of Maplewood Heights, as shown of record in Plat Book 974, Page 51, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Robert DeVinney and wife, Carrie L. DeVinney by Deed from Howard C. Wilson and wife, Marie R. Wilson, filed for record 10/15/91 in Book 9464, Page 103, Register's Office for Davidson County, Tennessee, and being further conveyed to Carrie L. Helfrich, unmarried, by Quitclaim Deed from John Robert DeVinney, filed for record as Instrument No. 20080527-0053774, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 974, Page 51, Register's Office of Davidson County, Tennessee.

Subject to a Sewer and Drainage easement in favor of Metropolitan Nashville Davidson County as shown of record in Book 4269, Page 166, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 805 Virginia Avenue, Nashville, TN 37216
(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 my hand this 23rd day of May, 2008.

Carrie L. Helfrich

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Carrie L. Helfrich, the within named 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 23rd day of May, 2008.
Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY