WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
REALTY TITLE & ESCROW COMPANY
599 SAM RIDLEY PKWY W STE 107
SMYRNA, TENNESSEE 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 10-17-2009
(AFFIX SEAL)

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Davidson County DEEDWARR
Recvd: 05/30/08 10:32 2 pgs
Fees:13.00 Taxes:465.83

20080530-0055015

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie M. Wright	Leslie M. Wright	12009003700
(NAME)	(NAME)	
511 Glenpark Drive	511 Glenpark Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37217	
(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, Richard A. Helton and wife, Linda C. Helton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie M. Wright, a single 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 the southeasterly front part of Lot No. 5A6 on the Plan of Glengarry Park, Section Five-A of record in Book 3300, page 58, Register's Office for said County, described as follows: Beginning at a point in the northerly margin of Glenpark Drive, at the corner of Lots 5A5 and 5A6; thence with the line between said lots northwesterly 165.2 feet, more or less, to a point at the corner of the property conveyed to Metropolitan Government of Nashville and Davidson County, for the construction of a controlled access highway known as Briley Parkway, shown in the deed in Book 3545, page 537; thence along the margin of said controlled access highway; southwesterly 13 feet more or less to a point; thence southeasterly 20 feet more or less to a point; thence southwesterly 70 feet more or less to a point in the line between lots 5A6 and 5A7; thence with the line between said lots southeasterly 143.4 feet more or less to the northwesterly margin of Glenpark Drive; thence with the margin of the same, northeasterly 80 feet to the point of beginning.

Being the same property conveyed to Richard A. Helton and wife, Linda C. Helton by deed of record in Book 8941, Page 8, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 511 Glenpark Drive, Nashville, TN 37217
(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.

APR. 24. 2008 2:03PM ADVANTAGE TITLE 615-777-2015 NO. 9686 P. 13/19

Witness our hands this 25th day of April, 2008.

Richard A. Helton

Richard A. Helton

Linda C. Helton

Linda C. Helton

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 Richard A. Helton and Linda C. Helton 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 2008.

Commission expires: 5-2-2011

KRYSTN T. HEDGES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011

APR. 24. 2008 2:03PM ADVANTAGE TITLE 615-777-2015 NO. 9686 P. 14/19