WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 24, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON/ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,901.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin A. Helton	SunTrust Mortgage, Inc.	09805017900
(NAME)	(NAME)	
5160 Hunters Point Lane	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/15/09 14:30 2 pgs
Fees:13.00 Taxes:406.63

20090115-0003993

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, Christopher A. Knapp and wife, Tamee S. Knapp, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin A. Helton and Amanda Helton, married, 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 No. 28-B, as shown on the map entitled the Plan of Zone Lot Division of Lots 23 , 27, 28 and 48, Hunter's Point Subdivision, of record in Plat Book 5200, Page 736, and Amended in Plat Book 6900, Page 366, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 28-B fronts 43.21 feet on the westerly margin of Hunter's Point and extends back to 149.27 feet on the southerly line, which is a broken line, and 174.23 feet on the easterly line to a dead line in the rear measuring 13.62 feet thereon.

Being the same property conveyed to Christopher A. Knapp and wife, Tamee S. Knapp, by Special Warranty Deed dated April 29, 2008 from Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument No. 20080506-0046637, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Federal National Mortgage Association, by deed from I. Dyke Tatum, Substitute Trustee, of record as Instrument No. 20070827-0102017, dated August 24, 2007, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as 5160 Hunters Point Lane, Hermitage, TN 37076

(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 9th day of January, 2008.

Christopher A. Knapp

Tamee S. Knapp

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher A. Knapp and Tamee S. Knapp, 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 Franklin, Tennessee this 9th day of January, 2008.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC