LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Shanna Helm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF MARCH, 2009.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH M. SANDLIN	Joseph M. Sandlin	**160-16-0C-074.00 CO**
(NAME) **415 OLD TOWNE DRIVE**	(NAME) 415 old Towne Dr	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090019451 DEEDWARR
Recvd: 03/24/09 14:11 2 pgs
Fees:13.00 Taxes:832.50
20090324-0026525

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SHANNA SCOTT, NOW KNOWN AS SHANNA L. HELM, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH M.** Michael **SANDLIN,*** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Granada Place, of record in Plat Book 3106, page 34, amended in Book 5639, page 853, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shanna Scott, an unmarried person, from Alison R. Young f/k/a Alison R. Fein and Shawn Young, wife and husband, by deed dated July 20, 2006 of record in Instrument No. 20060724-0088447, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Instrument #20001103-0109137 and Declaration of covenants, conditions and restrictions of record in Instrument #200012140123057, Instrument #200101190005975, Instrument #200103280029845, Instrument #200412060144631, By-Laws of record in Instrument #200012140123058, Charter of record in Instrument #200012140123056 and Open Space of record in Instrument #200102080012530, said Register's Office.

The property conveyed herein is the sole and separate property of Shanna Scott who has recently married and is now known as Shanna L. Helm. This property is not the marital residence of Shanna Scott now known as Shanna L. Helm.

unimproved ( )
This is improved(X) property, known as **415 OLD TOWNE DRIVE, BRENTWOOD, TN 37027**
(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 10 day of March, 2009.

Shanna Helm

SHANNA L. HELM

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 **Shanna L. Helm**, the bargainor, 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 and official seal at office this 10 day of March, 2009.

My commission expires: **August 23, 2011**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Return to
A Title Quest, LLC
25 Century Blvd.
Suite 405
Nashville, TN 37214