

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 157,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2009.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Candace Reese	Franklin American Mtg. Co.	15005022000
2832 Galesburg Drive	501 Corporate Centre Dr. Ste. 400	
Nashville TN 37217	Franklin, TN 37067	

FOR AND IN 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 ACKNOWLEDGE, WE,

Shawn Helwig and Paul Kazanofski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Candace Reese, 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 692, PLAN OF EDGE-O-LAKE ESTATES, SECTION XVII, as shown on plat of record in Plat Book 4460, Page 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shawn Helwig and Paul Kazanofski by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., recorded April 27, 2009 in Instrument No. 20090427-0037541, in the Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 2832 Galesburg Drive, Nashville TN 37217.

BILL GARRETT, Davidson County
Trans:T20090056022 DEEDWARR
Recvd: 08/17/09 13:01 2 pgs
Fees:13.00 Taxes:580.90
20090817-0077125

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 in 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/our hand(s) this 31st day of July, 2009.

Shawn Helwig

Paul Kazanofski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Shawn Helwig and Paul Kazanofski , the within named Grantors, 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, at office, this 31st day of July, 2009.

Notary Public

My Commission Expires:9-19-2011

STATE OF TENNESSEE NOTARY PUBLIC MICHELL COUNTY OF SUMNER