Return To:
Foundation Title
30 Burton Hills Blvd, #175
Nashville, TN 37215

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of April, 2010 by and between **Paul T. Garner**, hereinafter referred to as GRANTOR, and **Olivia B. Helton, a single woman**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the plan of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, page 554, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to the following:

All matters appearing on the plan of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, Page 554, Register's Office for said County.

Declaration of Restrictive Covenants of record in Book 8238, page 176 as amended in Book 8351, page 533 and Book 8447, page 635 and as supplemented in Book 8423, page 784, re recorded in Book 8424, page 426; Book 8702, page 528; Book 9006, page 409 and Book 9006, page 414, Register's Office for said County.

Homeowners Association Charter of record in Book 8245, page 768, Register's Office for said County.

Being the same property conveyed to Paul T. Garner, unmarried, by Warranty Deed from Sheree A. McReynolds and Richard A. Miller, each having a 1/2 interest as Tenants in Common, dated August 6, 1999, recorded August 10, 1999, of record in Book 11614, page 457, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 4068 Farmingham Woods, Hermitage, TN 37076

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Paul T. Garner

BILL GARRETT, Davidson County
Trans:T20100026977 DEEDWARR
Recvd: 05/05/10 16:20 2 pgs
Fees:13.00 Taxes:549.45
20100505-0034314

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Paul T. Garner, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 20th day of April, 2010.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Olivia B. Helton
4068 Farmingham Woods
Hermitage, TN 37076

Send Tax Statements to:

Same

0875.05-0A-138.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $148,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of April, 2010.

Notary Public

My Commission Expires: 9.15.10

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Expires September 15, 2010

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

10-1-147