File No. 210040677

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/10 11:35 4 pgs
Fees:23.00 Taxes:481.00
20100629-0050680

STATE OF TENNESSEE
COUNTY OF WILSON

KIMIE PEEK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Tammy Jo Helmase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy Jo Helmase	Primary Residential Mortgage, Inc.	Map 09505003100
(NAME)	(NAME)	
208 Wilowen Drive	208B McGavock Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Joetta Hill Wood and James E. Daniels, as tenants in common, with a life estate to Daisy Daniel**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Tammy Jo Helmase, a single woman**, hereinafter called the grantee(s), HER 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. 30 on the Plan of Creekside Heights, as of record in Plat Book 2663, Pages 114 and 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Golden Daniel (now deceased) and wife, Daisy Daniel by deed from Carl Batson, Inc. of record in Book 2921, page 333, Register's Office for Davidson County, Tennessee. Said property being the same property further conveyed to Joetta Hill and James E. Daniels, with a life estate to Daisy Daniel by Quitclaim Deed dated January 31, 2006 from Daisy Daniel of record in Instrument No. 20060202-0013281, Register's Office for said County. The said Joetta Hill is now known as Joetta Hill Wood.

Subject to all matters as set forth on the plat of record in Plat Book 2663, Pages 114 and 115, Register's Office of said County.

Restrictive Covenants of record in Deed Book 2876, Page 599 and Book 2879, Page 441, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 208 Wilowen Drive, Nashville, TN 37210
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 hands this 25th day of June, 2010.

Daisy Daniel

Joetta Hill Wood

SEE ATTACHED FOR SIGNATURE AND NOTARY
James E. Daniels

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joetta Hill Wood the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of June, 2010.

Commission expires: 6-5-12

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Daisy Daniel the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25TH day of June, 2010.

Commission expires: 5/14/2011

Mandy Alsup State of Tennessee Notary Public Wilson Co.

Notary Public

File Number: 210040677
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Witness my/our hands this 25th day of June, 2010.

SEE ATTACHED FOR SIGNATURE AND NOTARY
Daisy Daniel

SEE ATTACHED FOR SIGNATURE AND NOTARY
Joetta Hill Wood

James E. Daniels

STATE OF ~~FLORIDA~~ TEXAS

COUNTY OF BEXAR

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James E. Daniels the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

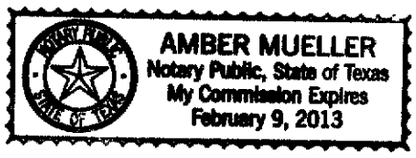
Witness my hand at office this 25th day of June, 2010.

Commission expires: 2/9/2013

Notary Public

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RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: September 2, 2013

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