BILL GARRETT, Davidson County
Trans:T20100078269 DEEDWARR
Recvd: 12/13/10 11:04 2 pgs
Fees:13.00 Taxes:585.34
20101213-0098979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $158,200.00

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2010.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael S. Fortner	**Brand Mortgage Group**	108120200300
1516 Elm Run Court	**6224 Sugarloaf Parkway, Suite 200**	
Nashville, TN 37214	**Duluth GA 30097**	

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, married and Sam Douthit , umarried

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

Michael S. Fortner, unmarried

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 38, SECTION 3, TRAILWOOD, as shown on plat of record in Plat Book 6900, Page 67, 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 by Warranty Deed from David E. Johnson and wife, Mahnaz Johnson to Beverly R. Reeder as recorded on the 27th day of January, 1989 in Book 7759, Page 866 and Warranty Deed from Beverly R. Reeder, unmarried to Shawn Helwig, a married person and Sam Douthit, unmarried as recorded on the 26th day of August, 2010 in Instrument No. 20100826-0067592, in the Register's Office of Davidson County, Tennessee. Said property was not the principal residence of either Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 6900, Page 67, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1516 Elm Run Court, Nashville, TN 37214.

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 3rd day of December, 2010.

by Sam Douthit
attorney-in-fact

Shawn Helwig
By: Sam Douthit, his attorney in fact

Sam Douthit

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Sam Douthit as an individual and as attorney in fact for Shawn Helwig , 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 3rd day of December, 2010.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013