BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100078562 DEEDWARR
Recvd: 12/14/10 10:51 2 pgs
Fees: 13.00 Taxes: 1479.82
20101214-0099368

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 4 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2010.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas O. Helton	New Owner	
(NAME) 200 Fairy Trail	(NAME)	117-7A-167
(ADDRESS) Lookout Mountain, TN 37350	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **THOMAS H. SLOAN, TRUSTEE OF THE MHS FAMILY TRUST, AS TO AN UNDIVIDED ¾ INTEREST AND EQUITABLE TRUST COMPANY, SUCCESSOR CORPORATE TRUSTEE OF THE JOHN E. SLOAN, JR. FAMILY TRUST, AS TO AN UNDIVIDED ¼ INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS O. HELTON AND WIFE, BARBARA B. HELTON,** 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 No. 167 on the Plan of Revision of Parcels 167, 168, 169, 170 and 171, Gloucester Square, as of record in Plat Book 4300, page 172, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas H. Sloan, Trustee for MHS Irrevocable Qualified Personal Residence Trust by deed from Opie C. Handly, unmarried, dated April 14, 1995, of record in Book 9647, page 819, Register's Office for Davidson County, Tennessee. And as further conveyed to Thomas H. Sloan, Trustee of the MHS Family Trust, as to an undivided ¾ interest and Robert C. Hilton, Trustee of the John E. Sloan, Jr. Family Trust, as to an undivided ¼ interest by deed from Thomas H. Sloan, Trustee for MHS Irrevocable Qualified Personal Residence Trust, dated December 31, 1996, of record in Book 10305, page 132, Register's Office for Davidson County, Tennessee. The said Robert C. Hilton, Trustee has resigned and Equitable Trust Company is now named as Successor Trustee.

This conveyance is subject to (a) 2010 real property taxes, which have been paid; (b) all matters appearing on the plan of record in Plat Book 4300, page 172, said Register's Office; and (c) restrictive covenants of record in Book 4548, page 217 and as amended in Book 5915, page 274, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2112 Golf Club Lane, Nashville, TN 37215

(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 our hands this 8th day of December, 2010.

Thomas H. Sloan, Trustee of the MHS Family Trust

Equitable Trust Company, Successor Corporate Trustee of the John E. Sloan, Jr. Family Trust

By: _____
M. Kirk Scobey, President

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 Thomas H. Sloan, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 2010.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Kirk Scobey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 2010.

_____
Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013