THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11010094

BILL GARRETT, Davidson County
Trans:T20110009593 DEEDWARR
Recvd: 02/15/11 15:43 2 pgs
Fees:13.00 Taxes:1147.00
20110215-0013002

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $10,000.00

Affiant

Subscribed and sworn to before me, this4th day of February, 2011.

Notary Public
My Commission Expires: 01/07/2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason D. Perry and Stacy S. Perry 4302 Gray Oaks Dr Nashville TN 37204	New Owner	Tax Parcel ID No. 13205010200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Helton and wife, Heather Helton** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Jason D. Perry and Stacy S. Perry, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 37, SECTION NO. 2, GLENDALE PARK, as shown on plat of record in Plat Book 1130, Page 61, 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 David Helton and wife, Heather Helton by Warranty Deed from Henriette B. Morris, sole tenant by the entirety, recorded on the 21st day of May, 2007 in Instrument No. 20070521-0060719, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION NO. 2, GLENDALE PARK, as recorded in Plat Book 1130, Page(s) 61.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4100, Page 136.

This is improved property located at 4302 Gray Oaks Dr Nashville TN 37204,

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of February, 2011.

David Helton

Heather Helton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Helton and Heather Helton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014