BILL GARRETT, Davidson County
Trans:T20110010115 DEEDWARR
Recvd: 02/17/11 13:26 2 pgs
Fees:13.00 Taxes:1324.60
20110217-0013621

Warranty Deed

KATE ROSENTHAL STATE OF TENNESSEE NOTARY DAVIDSON CO. My Commission Expires September 9, 2014	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $358,000.00. Affiant Subscribed and sworn to before me, this the 16th day of February, 2011. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Helton Heather Helton	New Owners	Map: 117-05
3502 Foxhall Road		Parcel: 119
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES CLARK CAPPS, A MARRIED MAN, JAMES S. CAPPS, A MARRIED MAN AND ARTHUR STEPHEN CAPPS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID HELTON AND HEATHER HELTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Nos. 33, 34 and 35 of Block "B" on the Revised Plan of The Life & Casualty Insurance Co's Subdivision of Woodmont Acres, as of record in Book 843, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lots Nos. 33, 34 and 35 adjoin and front together 75 feet on the Easterly side of Foxhall Road and run back between lines, 152.9 feet on the Northerly line of Lot No. 33 and 152.3 feet on the Southerly line of Lot No. 35, to a dead line on which they measure 75 feet.

Being the same property conveyed to Carolyn Clark Capps by deed from James Martin Clark and wife Grace F. Clark of record in Book 5745, page 237, Register's Office for Davidson County, Tennessee, dated May 11, 1981. And being the same property conveyed to Charles S. Capps and wife Carolyn Clark Capps as tenants by the entirety by Quitclaim Deed from Charity A. Clark, Trustee, of record in Book 9240, page 109, Register's Office for Davidson County, Tennessee, dated January 27, 1994. The said Carolyn Clark Capps having since predeceased Charles S. Capps, whom is now deceased.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3502 Foxhall Road, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of February, 2011.

Charles Clark Capps, as heir and executor

James S. Capps, as heir and executor

Arthur Stephen Capps, as heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Arthur Stephen Capps, Charles Clark Capps and James S. Capps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of February, 2011.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013