# WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,900.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015

(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

R-VRES-11-948

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Margaret Griswold | NEW OWNER | |
| 948 Maxwell Avenue (ADDRESS) | (NAME) (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 82-8-346.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHRISTOPHER HELMAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET GRISWOLD AND DAVID R. GRISWOLD, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 23, PLAN OF HOUSE AND SIMONTON'S SUBDIVISION OF LOT NOS. 1 TO 16, INCLUSIVE, IN STRATTON AND SEYMOUR'S ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 137, 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 CHRISTOPHER HELMAN, MARRIED BY CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 12TH DAY OF JULY, 2010 IN INSTRUMENT NO. 20100712-0054529, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 137; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved ( X ) property, known as 948 Maxwell Avenue, Nashville, Tennessee 37206
(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), their 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), 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.

BILL GARRETT, Davidson County
Trans:T20110047839 DEEDWARR
Recvd: 08/05/11 08:54 2 pgs
Fees:13.00 Taxes:883.93
20110805-0060282

Witness my/our hand(s) this 2nd day of August, 2011.

Christopher Helman by Laura Perry as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of August, 2011, before me personally appeared Laura Perry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christopher Helman, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Christopher Helman, unmarried.

Witness my hand and official seal, this the 2nd day of August, 2011.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Realty Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone (615) 386-2903

Realty title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027