PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/07/11 13:07 3 pgs
Fees:18.00 Taxes:634.55
20110907-0069290

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of August, 2011 by and between **Shannon Nicole Helmers and Danielle Marie Helmers**, hereinafter referred to as GRANTOR, and **William H. Smallman, married**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Part of Lot No. 66 on the Map of Haileywood Estates, Section IV, of record in Book 2330, page 59, RODC, TN, as follows;

Beginning at a point in the easterly margin of Anchorage Drive at the corner of Lots No. 65 and 66; thence easterly 246.85 ft. to a point which is 17 ft. S of the corner of said Lots No. 65 and 66; thence southeasterly 17.6 ft. to a concrete monument; thence southerly 108.3 ft. to the corner of Lots No. 66 and 67; thence with the line between said lots, westerly 205 ft. to the easterly margin of Anchorage Drive; thence with the margin of the same, northerly around a slight curve, 77 ft. to the point of beginning.

This conveyance is subject to the following:

All matters appearing on the plan of Haileywood Estates, Section IV, of record in Book 2330, Page 59, Register's Office for said County.

Restrictions contained in instrument of record in Book 2481, page 390, Register's Office for said County.

Being the same property conveyed to Henry John Helmers, a single person, by Warranty Deed from Craig Olmstead, by and through his Attorney in Fact, Susan Green, dated December 14, 2001, recorded December 20, 2001, of record in Instrument 200112200140385, Register's Office for Davidson County, Tennessee. Henry John Helmers died intestate and property vested in Shannon Nicole Helmers and Danielle Marie Helmer as surviving heirs at law. Laura J. Helmers has been appointed guardian of minor child Danielle Marie Helmers by the Williamson County Chancery Court in Franklin, Tennessee. Eric V. Helmers and Laura J. Helmers have been appointed Co-Administrators by the Seventh Circuit Court of Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 5212 Anchorage Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Shannon Nicole Helmers
Shannon Nicole Helmers
By Laura J. Helmers her attorney in fact

Danielle Marie Helmers
Danielle Marie Helmers
By
Laura J Helmers As guardian pursuant to Letters of Guardianship No. G6009 issued by Williamson County Chancery Court on May 20, 2011

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of August, 2011 before me personally appeared Laura J. Helmers, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Danielle Marie Helmers, as her guardian pursuant to Letters of Guardianship No. G6009 issued by Williamson County Chancery Court on May 20, 2011 and acknowledged that he/she executed the same as the free act and deed of said Shannon Nicole Helmers

Witness my hand, at office, this 31st day of August, 2011.

Notary Public

My Commission Expires:_____

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of August, 2011 before me personally appeared Laura J. Helmers, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shannon Nicole Helmers, and acknowledged that he/she executed the same as the free act and deed of said Shannon Nicole Helmers.

Witness my hand, at office, this 31st day of August, 2011.

Notary Public

My Commission Expires: October 28, 2012

Name and Address of Property Owner:
William H. Smallman
PO Box 15844,
Nashville, TN 37215

Send Tax Statements to:
NEW OWNER

Map & Parcel 146.15-0-155.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $171,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of August, 2011.

Notary Public

My Commission Expires: 1-6-14

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
11-1-138

ORT Form 3956 (Rev. 1/22/07)

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY