BILL GARRETT, Davidson County
Trans:T20110070851 DEEDWARR
Recvd: 11/09/11 13:35 2 pgs
Fees:13.00 Taxes:684.50
20111109-0087726

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$185,000.00** (One Hundred Eighty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 27th day of October, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9-19-12

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Helen J. Brown and Robert L. Tanksley 274 MYHR Green Nashville,TN 37221	SAME	127-12-0-009.00

WARRANTY DEED

FOR AND IN 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, I/WE, **RANDEL E. WALLACE,** AN UNMARRIED MAN HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HELEN J. BROWN, AN UNMARRIED WOMAN AND ROBERT L. TANKSLEY, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 13 ON THE PLAN OF BELLEVUE MANOR SUBDIVISION, AS OF RECORD IN BOOK 3600, PAGES 32 AND 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENESSEE.
SAID LOT NO. 13 FRONTS 50 FEET ON THE NORTHEASTERLY SIDE OF A TURNAROUND OF HARPETH VALLEY COURT AND RUNS BACK BETWEEN LINES 294.49 FEET ON THE SOUTHEASTERLY LINE AND 618.73 FEET ON THE NORTHWESTERLY LINE, TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 542.95 FEET.
BEING THE SAME PROPERTY CONVEYED TO RANDEL E. WALLACE BY DEED FROM ERICA KRISTINE WALLACE DATED JANUARY 15, 2003 AND RECORDED IN INSTRUMENT NO. 20030117-0007311,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1020 HARPETH VALLEY COURT** **NASHVILLE,TN37221**

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

LTSR Number:

GTE File: 2011

WITNESS, this 27th day of October, 2011

Randel E. Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of October, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Randel E. Wallace** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of October, 2011.

Notary Public

Commission Expires: 9-19-12

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TENN.