Box 10-B

BILL GARRETT, Davidson County
Trans: T20120081899 DEEDWARR
Recvd: 10/29/12 10:53 2 pgs
Fees: 13.00 Taxes: 740.00
20121029-0098816

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

William R. Helton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF OCTOBER, 2012.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTORS. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM RICHARD HELTON	**SAME**	**115-02-0-100.00**
(NAME) **1100 SPARTA ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, BONNIE GERALDINE HELTON, A/K/A BONNIE G. HELTON, A/K/A BONNIE GERLADINE HELTON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM RICHARD HELTON,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 187 on the Plan of Crest Meade, Section Three, as of record in Book 2331, page 150, Register's Office for said County, described as follows:

Beginning on the northerly margin of Sparta Road at the corner of lots Nos. 186 and 187, thence with the line between said two lots northerly 218.7 feet to the corner of lots Nos. 187 and 188; thence with the line between said two lots easterly 225 feet to the westerly margin of Clematis Drive; thence with the same southerly 110.8 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwesterly 36 feet to the northerly margin of Sparta Road; thence with the same southwesterly 133 feet to a concrete monument and continuing with same, same direction 81.3 feet to the beginning. Being the same property conveyed to Billie D. Helton and wife, Bonnie Gerladine Helton by deed from William Earl Longworth and wife, Margaret Juanita Longworth of record in Book 2906, page 145, Register's Office for Davidson County, Tennessee. The said Billie D. Helton having since died, leaving Bonnie Geraldine Helton surviving tenant by the entirety.

This conveyance is subject to a ten-foot easement for public utilities along the westerly line of premises, anchor easements, 50 foot building setback line from Sparta Road, 150-foot building setback line from Clematis Drive, and conditions of owners certificate as shown on plan of record in Book 2331, page 150, said Register's Office and said 150-foot building setback line from Clematis Drive has been reduced to 140 feet by instrument of record in Book 2800, page 604, said Register's Office and restrictive covenants in an instrument of record in Book 2602, page 129, said Register's Office, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 1100 SPARTA ROAD, NASHVILLE, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 29 day of October, 2012.

Bonnie G Helton By: Cynthia H. Craft, attorney in fact for Bonnie G Helton

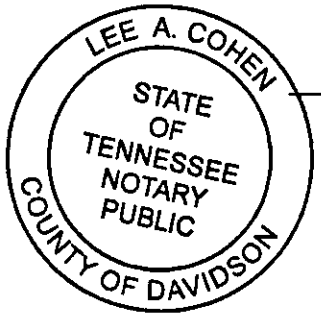
BONNIE G. HELTON
BY: CYNTHIA H. CRAFT, ATTORNEY IN FACT FOR BONNIE G. HELTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CYNTHIA H. CRAFT, ATTORNEY IN FACT FOR BONNIE G. HELTON**, 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 **BONNIE G. HELTON** and who acknowledged that she executed the same as the free act and deed of **BONNIE G. HELTON**.

Witness my hand and official seal at Nashville, Tennessee this 29 day of October, 2012.

My commission expires: **May 5, 2015**.



Lee A. Cohen
Notary Public