RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN122412

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2012.

NOTARY PUBLIC

My commission expires: 9/21/15

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120091956 DEEDWARR
Recvd: 12/03/12 11:24 2 pgs
Fees:13.00 Taxes:539.83
20121203-0110738

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Pernell et ux 2836 Paddle Wheel Dr Nashville, TN 37214	Same address as new owner	062020B07700CO

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Five Thousand Nine Hundred and 00/100 Dollars ($145,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KRISTEN M. HELTON, A SINGLE PERSON,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **AUSTIN PERNELL AND JESSICA PERNELL, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot N. 238 on the Plan of Abbington Park Phase One Section Two of record in Instrument No 20030922-0139712 and Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Daren W. Helton and wife, Kristen M. Helton, by Warranty Deed from Beazer Homes Corporation DBA Phillips Builders, A Tennessee Corporation , dated 5/27/2004, recorded 6/1/2004, of record in Instrument 20040601-0064055, in the Register's Office for Davidson County, Tennessee. The said Daren W. Helton having since been divested of title pursuant to that Order in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 11D-1271, the property became vested in Kristen M. Helton, a single person, on April 4, 2012.

This is improved property more commonly known as 2836 Paddle Wheel Drive, Nashville, TN 37214.

This conveyance is made subject to all matters as shown on plat of record in Instrument No 20030922-0139712 and Instrument No. 20031006-0146904; to any and all restrictive covenants and/or easements of record in the Register's

Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 28th day of November, 2012.

Kristen M. Helton

KRISTEN M. HELTON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Kristen M. Helton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of November, 2012.

Notary Public

David Webber

Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014