BILL GARRETT, Davidson County
Trans:T20130013254 DEEDWARR
Recvd: 02/15/13 14:48 3 pgs
Fees:18.00 Taxes:6493.50
20130215-0015890

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,755,000.00. Affiant Subscribed and sworn to before me, this 15th day of February, 2013. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAR. 3, 2015

Address New Owner As Follows:
Eric T. Helman and Joellyn S. Helman
4404 Honeywood Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES H. CHEEK, III, INDIVIDUALLY AND JAMES H. CHEEK, III, AS TRUSTEE OF THE SIGOURNEY W. CHEEK GST-EXEMPT FAMILY TRUST,** with full power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ERIC T. HELMAN AND WIFE, JOELLYN S. HELMAN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Two tracts of land in the Seventh, formerly the Eleventh, Civil District of said County and State, described as follows:

TRACT NO. 1: Being lot No. 21 of Block D in the subdivision of the Thomas H. Malone and Ellen Fall Malone Lands, known as the Honeywood Addition, described as follows: Said lot No. 21 begins at a point on the north side of Honeywood Avenue, 230 feet from the northeast corner of Honeywood Avenue, and runs thence in an easterly direction along the northerly margin of Honeywood Avenue, 180 feet and thence following said margin on a curb to the north approximately 75 feet, and thence still following said margin in a northerly direction 150 feet to the southeast corner of lot No. 20 in Block D; thence in a westerly direction along the line between said lots Nos. 20 and 21, 200 feet to the east line of

lot No. 1, in a said subdivision; thence in a southerly direction along the east line of lot No. 1, 165 feet to the point of beginning.

TRACT NO. 2: Being the southerly 35 feet of lot No. 20 of Block D in the subdivision of the Thomas M. Malone and Ellen Fall Malone lands, called Honeywood, described as follows: Beginning on the westerly side of Sunnyside Drive (formerly Honeywood Avenue extended) at the northeast corner of lot No. 21 of Block D in said Subdivision heretofore conveyed to Thomas H. Malone et al to Neina B. Bryan by deed recorded in book 660, page 785, Register's Office for said County; thence in a westerly direction along the northerly side of said lot No. 21, 200 feet to the easterly line of lot 1 of Block D; thence in a northerly direction along the line between said lots 1 and 20, 35 feet to a point, thence in an easterly direction to a point on the west side of Sunnyside Drive 35 feet northerly from the point of beginning, and thence in a southerly direction along the westerly side of Sunnyside Drive to the point of beginning.

Being the same property conveyed to James H. Cheek, III and wife, Sigourney W. Cheek by deed dated July 30, 1976, recorded on August 3, 1976, of record in Book 5053, page 188, Register's Office for Davidson County, Tennessee. The said James H. Cheek, III quitclaimed his interest in subject property to Sigourney W. Cheek by Quitclaim Deed dated July 26, 2001, recorded on July 30, 2001, as Instrument No. 20010730-0080407, Register's Office for Davidson County, Tennessee, the said Sigourney W. Cheek having since died. Pursuant to the terms of the Will of Sigourney W. Cheek filed with the Probate Division on June 8, 2010, as Docket No. 10P888, subject property was devised to the Estate of Sigourney W. Cheek, James H. Cheek, III, Executor. The subject property was further conveyed to James H. Cheek, III, as Trustee of the Sigourney W. Cheek GST-Exempt Family Trust, his successors and assigns, by Executor's Special Warranty Deed dated November 5, 2010, recorded on December 6, 2010, as Instrument No. 20101206-0096777, in said Register's Office. The subject property being further conveyed to James H. Cheek, III, by Special Warranty Deed dated November 30, 2010, by deed from James H. Cheek, III, as Trustee of the Sigourney W. Cheek GST-Exempt Family Trust, not of record.

This is not the principal place of residence of the Grantor or the spouse of the Grantor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as: **4404 Honeywood Drive, Nashville, TN 37205.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of February, 2013.

James H. Cheek, III, individually

James H. Cheek, III, as Trustee of the
Sigourney W. Cheek GST-Exempt Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES H. CHEEK, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of February, 2013

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES H. CHEEK, III, AS TRUSTEE OF THE SIGOURNEY W. CHEEK GST-EXEMPT FAMILY TRUST,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of February, 2013

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
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