THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31476-10-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Carmen Coates Affiant Subscribed and sworn to before me this 31st day of October, 2013. A. M. C. Notary Public My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

Address New Owner: Tammy Nanette Helm 1504 Wendell Avenue Nashville, TN 37206	**Send Tax Bills To:** ARK-LA-TEC Financial Services DBA Benchmark Home Loans 5160 Tennyson Parkway, Ste. 2000W Plano, TX 75024	**Tax Information:** Map and Parcel No.: 073 130 05800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew L. Redd, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tammy Nanette Helm, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1504 Wendell Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Christa Redd, spouse of Matthew L. Redd, joins in the execution of this instrument for the purposes of conveying any marital interest she may have in subject property.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of October, 2013.

Matthew L. Redd

Christa Redd

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Matthew L. Redd and Christa Redd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2013.

Notary Public

My Commission Expires

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130094197 DEEDWARR
Recvd: 11/04/13 14:28 2 pgs
Fees:13.00 Taxes:795.50
20131104-0114384

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Map of Dugger Heights No. Two, as of record in Plat Book 1425, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew L. Redd, unmarried, by deed dated January 2, 2007, from Billy R. Crane and wife, Peggy Crane, as to a 1/2 undivided interest, and Delores Baker and husband, Ray Baker, as to a 1/2 undivided interest, of record in Instrument No. 20070103-0000911, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 073 130 05800.
2. All matters appearing on the Plan of record as Book 1424, page 135, Register's Office for Davidson County, Tennessee.