Box 10-B

BILL GARRETT, Davidson County
Trans:T20140005319 DEEDWARR
Recvd: 01/23/14 12:37 2 pgs
Fees:13.00 Taxes:695.60
20140123-0006461

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 **$188,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JANUARY, 2014.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PUTNAM PARTNERSHIP	**SAME**	**115-02-0-100.00**
(NAME) **C/O COORDINATION PLUS, LLC, P.O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(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, **WE, BONNIE H. DOLAN, GERALD RAY HELTON AND CYNTHIA CRAFT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PUTNAM PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS 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. 187 on the plan of Crest Meade, Section III, of record in Book 2331, page 150, amended in Book 2800, page 604, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Richard Helton from Bonnie Geraldine Helton, a/k/a Bonnie G. Helton, a/k/a Bonnie Gerladine Helton, of record in Instrument No. 20121029-0098816, dated October 29, 2012, said Register's Office. Being further conveyed to Bonnie H. Dolan, Gerald Ray Helton and Cynthia Craft, as Tenants in Common, by deed from William Richard Helton, of record in Instrument No. 20130829-0091515, dated August 29, 2013, said Register's Office.

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 Easement for Sanitary Sewers and Storm Drainage of record in Book 4786, page 416 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 23 day of January, 2014.

BONNIE H. DOLAN

GERALD RAY HELTON

CYNTHIA CRAFT

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 **BONNIE H. DOLAN, GERALD RAY HELTON, AND CYNTHIA CRAFT,** the bargainors, 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 and official seal at Nashville, Tennessee, this 23 day of January, 2014.

My commission expires: May 5, 2015

Notary Public

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