BILL GARRETT, Davidson County
Trans:T20140024028 DEEDWARR
Recvd: 04/09/14 13:51 2 pgs
Fees:13.00 Taxes:1110.00

20140409-0029717

WARRANTY DEED

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF APRIL, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-2-17

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6773C WRENN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Andrea H. Wrenn and John Wrenn	SAME	172050B11000CO
216 Sterling Oaks Place		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THEODORE R. HELM AND WIFE MARY D. HELM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANDREA H. WRENN AND JOHN WRENN WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 216 Sterling Oaks Place, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 4th day of April, 2014.

Theodore R. Helm

Mary D. Helm

STATE OF TENNESSEE
COUNTY OF Williamson

On the 4th day of April, 2014, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Theodore R. Helm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Mary D. Helm for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Mary D. Helm.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Theodore R. Helm, the bargainor(s), 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 Franklin, Tennessee, this 4th day of April, 2014.

Notary Public
My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

file # 14-6773C WRENN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 42, STERLING OAKS, PHASE II, as shown on plat of record in Plat Book 11190, Page 141, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Theodore R. Helm and wife, Mary D. Helm by Corporate Form Warranty Deed from Pulte Homes Tennessee Limited Partnership, recorded on the 12th day of June, 2000 in Instrument No. 20000612-0058516, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Mary D. Helm pursuant to a power of attorney executed by the same on_____, and being filed for in Instrument # 20140409002976, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STERLING OAKS, PHASE II, as recorded in Plat Book 11190, Page(s) 141 and PUD Boundary Plat recorded in Plat Book 9700, Page 770, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10951, Page 547 and Book 11514, Page 959 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Rules regarding enforcement of Governing Documents recorded at Instrument No. 20130419-0039232.

f. Charter of Homeowners' Association as shown of record in Book 10951, Page 540, Register's Office for said County.

g. Easements of record in Book 4600, Page 99 and Book 7250, Page 755, Register's Office for said County.

h. Quit Claim Deed for common/open space recorded at Instrument Nos. 20050510-0052774 and 20131023-0110468.