(2)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14050919

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2014.

Notary Public
My Commission Expires: 03-07-17

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140043596 DEEDWARR
Recvd: 06/19/14 14:29 2 pgs
Fees:13.00 Taxes:1813.00
20140619-0053725

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Travis Holland and Dorothy Holland 3502 Foxhall Rd Nashville, TN 37215	New Owner	Tax Parcel ID No. 11705011900

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, **Heather Helton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Travis C. Holland and Dorothy B. Holland, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 33, 34 and 35 of Block "B" on the Revised Plan of The Life & Casualty Insurance Co's Subdivision of Woodmont Acres, as of record in Book 843, Page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn Clark Capps by deed from James Martin Clark and wife Grace F. Clark of record in Book 5745, Page 237, Register's Office for Davidson County, Tennessee, dated May 11, 1981. And being the same property conveyed to Charles S. Capps and wife Carolyn Clark Capps as tenants by the entirety by Quitclaim Deed from Charity A. Clark, Trustee, of record in Book 9240, Page 109, Register's Office for Davidson County, Tennessee, dated January 27, 1994. The said Carolyn Clark Capps having since predeceased Charles S. Capps, whom is now deceased. The said Carolyn Clark Capps having predeceased Charles S. Capps on October 8, 2006. Charles S. Capps died on August 14, 2008 and his Last Will and Testament was probated in the 7th Circuit Court for Davidson County, Tennessee under Case No. 08P-1560. The Last Will and Testament devised the real property to his three children, James Stewart Capps, Charles Clark Capps and Arthur Stephen Capps.

Being the same property conveyed by Warranty Deed from Charles Clark Capps, a married man, James S. Capps, a married man and Arthur Stephen Capps, a married man to David Helton and Heather Helton, husband and wife as recorded on the 17th day of February, 2011 in Instrument No. 20110217-0013621 and Scrivener's Affidavit as recorded on the 11th day of March, 2011 in Instrument No. 20110311-0019654, in the Register's Office of Davidson County, Tennessee. David Helton having died November 17th, 2013 in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 843, Page(s) 102.
extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 3502 Foxhall Rd Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 16th day of June, 2014.

Heather Helton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather Helton, 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 16th day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014