1 GSRM Box 44

BILL GARRETT, Davidson County
Trans:T20140050096 DEEDWARR
Recvd: 07/14/14 13:31 2 pgs
Fees:13.00 Taxes:1480.00
20140714-0061809

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-22-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodger L. Helms	Churchill Mortgage Corp.	07206034700
(NAME)	(NAME)	
1214 McGavock Pike	761 Old Hickory Blvd., # 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Danny L. Talley, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rodger L. Helms and Wendy L. Whittemore, husband and wife** , hereinafter called the GRANTEE(S), their heirs and/or 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 part of Lot No. 3 and all of Lot Nos. 4 and 5 on the plan of the Keller's Subdivision of the Maxey Home Place of record in Plat Book 421, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Danny L. Talley and wife, Sylvia G. Talley by Warranty Deed dated from Vivian Cullum Anderson Parks, married of record in Book 10537, Page 114, Register's Office for Davidson County, Tennessee. Sylvia G. Talley having since died on May 10, 2014. Sylvia G. Talley having since died on May 10, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 421, Page 86, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1214 McGavock Pike, Nashville, TN 37216
(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 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 my hand this 11th day of July, 2014.

Danny L Talley
Danny L. Talley

State of Tennessee
County of Williamson

Personally appeared before me Danny L. Talley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of July, 2014.

Notary Public
My Commission Expires: 11/15/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027