BILL GARRETT, Davidson County
Trans: T20140069882 DEEDWARR
Recvd: 09/18/14 10:27 5 pgs
Fees: 28.00 Taxes: 1008.62

20140918-0085671

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $272,600.00.

Nancy Enoch

Subscribed and sworn to before me, this the 12th day of September, 2014.

Amy C. Schleier
Notary Public

My Commission Expires: 9-11-17

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Sandra A. Heflin 7192 Forrest Oaks Drive Nashville, TN 37221	155070A01600CO	New Owner

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL BRYAN LEFTWICH, JOHN PAUL LAYNE, AS GUARDIAN FOR JONATHAN PATRICK LAYNE AND JOHN PAUL LAYNE, AS GUARDIAN FOR CHRISTIAN TATE LAYNE,** (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **SANDRA A. HELFIN** (the "Grantee"), certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on Revision One to the Final Plat of Poplar Creek Estates, Phase III, Section "B", as of record in Book 7900, page 993, as revised in Book 9700, page 123, Register's Office for Davidson County, Tennessee, to which plat references is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Carolyn M. Leftwich, a single person, by Warranty Deed from Poplar Creek Development Co., a Tennessee corporation, dated March 11, 1996, recorded March 12, 1996, of record in Book 9976, page 328, as re-recorded in Book 9978, page 828, Register's Office for Davidson County, Tennessee. The said Carolyn M. Leftwich having died on January 26, 2014 leaving Michael Bryan Leftwich and Kristina Michelle Leftwich as the devisees under the Last Will and Testament of Carolyn M. Leftwich, entered as Case No. 14P-215 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). The said Kristina Michelle Leftwich having predeceased

Carolyn M. Leftwich and pursuant to the Last Will and Testament of Carolyn M. Leftwich, her share was passed onto her survivors Jonathan Patrick Layne and Christian Tate Layne. The said Jonathan Patrick Layne and Christian Tate Layne are minors and pursuant to the Order entered as Case No. 2014PR-243 in the Chancery Court for Sumner County, Tennessee, their father John Paul Layne was appointed Guardian and was further granted authorization to take possession of all property payable to Jonathan Patrick Layne and Christian Tate Layne, and to sign all documents necessary to effect the closing of the above-referenced property.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

This conveyance is subject to any and all restrictions and easements of record.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, unless otherwise herein set out.

This is improved property located at: 7192 Forrest Oaks Drive, Nashville, TN 37221.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 12th day of September, 2014.

GRANTOR:

Michael Bryan Leftwich

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael Bryan Leftwich, to me known to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 12th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: _____

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

GRANTOR:

John Paul Layne as guardian of Jonathan Patrick Layne

John Paul Layne, as Guardian of Jonathan Patrick Layne

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named by John Paul Layne with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jonathan Patrick Layne, as his Guardian and as the free Act and Deed of the said Principal.

WITNESS my hand and Notarial Seal at office this 12th day of September, 2014.

C.M. Corriveau

NOTARY PUBLIC
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

GRANTOR:

John Paul Layne as guardian of Christian Tate Layne

John Paul Layne, as Guardian of Christian Tate Layne

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named by John Paul Layne with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Christian Tate Layne, as his Guardian and as the free Act and Deed of the said Principal.

WITNESS my hand and Notarial Seal at office this 12th day of September, 2014.

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

C.M. Corriveau

NOTARY PUBLIC
My Commission Expires: _____