BILL GARRETT, Davidson County
Trans:T20150058456 DEEDWARR
Recvd: 07/17/15 14:07 4 pgs
Fees:23.00 Taxes:925.00
20150717-0070168

PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell &
Berkowitz, P.C.
Attn.: Susan Elliott Rich, Esq.
633 Chestnut Street, Suite 1800
Chattanooga, Tennessee 37450

Grantee Address:
Thomas Oswald Helton
200 Fairy Trail
Lookout Mountain, TN 37350

Send Tax Bills to:
Thomas Oswald Helton
200 Fairy Trail
Lookout Mountain, TN 37350

Map Parcel No.
105 10 0 176.00

WARRANTY DEED

THIS WARRANTY DEED is executed and delivered as of the 17 day of July, 2015, between **THOMAS OSWALD HELTON and BARRY LANE HELTON, Trustees of the Revocable Trust Agreement of Alameda Beeler Helton dated February 2, 2000** ("Grantor" or "Grantors"), and **THOMAS OSWALD HELTON,** individually ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed and does hereby grant, bargain, sell and convey unto Grantee, his heirs, successors, and assigns, that certain real estate more particularly described as follows:

Located in Davidson County, Tennessee, being part of Lot No. 105 on the Plan of Waverly Place as of record in Book 57, page 95 in the Register's Office of Davidson County, Tennessee, being Lot No. 1 and part of Lot No. 2 on the Plan of C. S. Caldwell's Subdivision of said Lot No. 105 in Waverly Place, not of record, described according to a survey made by W. B. Southgate, Surveyor, as follows: Beginning on the southerly margin of Acklen Avenue at the northeast corner of the property conveyed to Arthur Thomas Potts and wife by deed from J. N. Ellis and wife of record in Book 1227, page 91 in said Register's Office, then with Potts' easterly line southwardly 150 feet; thence eastwardly 86 feet to the westerly margin of an alley; then with said alley, northwardly 150 feet to the southerly margin of Acklen Avenue; then with said Avenue westwardly 73 feet 2 inches to the beginning.

SUBJECT to provision set out in Book 157, page 102 in said Register's Office.

BEING THE SAME property conveyed by deed recorded as Instrument 200002080012985 in the Register's Office of Davidson County, Tennessee.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead therein.

TO HAVE AND TO HOLD unto Grantee, his heirs, successors, and assigns, in fee simple, forever. Grantor does further, for themselves and their successors and assigns, warrant, represent, and covenant that they are lawfully seized of said property, that said property is free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they and their successors and assigns shall warrant and defend the title to said Grantee, his heirs, successors, and assigns forever, against the claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the date first above written.

GRANTORS:

Thomas Oswald Helton

Barry Lane Helton

TRUSTEES OF THE
REVOCABLE TRUST AGREEMENT OF
ALAMEDA BEELER HELTON DATED FEBRUARY 2, 2000

STATE OF TENNESSEE:
COUNTY OF HAMILTON

On this 7th day of July, 2015, before me, Lynn M. Brown, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared THOMAS OSWALD HELTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Trustee.

WITNESS my hand and Notarial Seal the day and year above written.

Lynn M. Brown
Notary Public

My Commission Expires: 2/10/2019

(Affix Notary Seal)

LYNN M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

[Continued on following page.]

STATE OF TENNESSEE:
COUNTY OF Davidson

On this 17th day of July, 2015, before me, Iva J. Binkley, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared BARRY LANE HELTON to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Trustee.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: 4-24-17

(Affix Notary Seal)

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is ~~greater~~, for this transfer is $250,000.00.

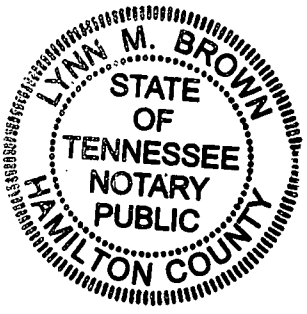
Affiant THOMAS O. HELTON

Subscribed and sworn to before me
this 7th day of July, 2015.

Lynn M. Brown
Notary Public

My Commission Expires: 2/10/2019

(Affix Notary Seal)



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