BILL GARRETT, Davidson County
Trans:T20150077495 DEEDWARR
Recvd: 09/11/15 12:32 2 pgs
Fees:13.00 Taxes:884.30
20150911-0092484

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alex Stephen Helton and Megan Helton	New owner	168 00 0 085.00
(NAME)	(NAME)	
901 Kenwick Court W		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Nine Thousand And No/100 Dollars ($239,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paula Anne Slack, Successor Trustee of the Annie S. Claytor Revocable Living Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alex Stephen Helton and Megan Helton, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an Iron Pin Set (IPS) on the southerly right of way (33' from centerline) at the northwesterly corner of Margaret Jenkins, as recorded in Instrument Number (I#) 20111229-0101886, Register's Office of Davidson County (R.O.D.C.); thence, with the westerly line of Jenkins and generally with a fence, the following calls: South 13°09'47" East, a distance of 827.43 feet to an 18" Maple tree; South 15°44'27" East, a distance of 489.20 feet to an Iron Pin Found (IPF); South 04°41'01" East, a distance of 335.78 feet to a 28" Oak tree; South 08°16'31" West, a distance of 1083.22 feet to an IPS in the northerly line of Natalie Franz, I# 20051206-0146570, R.O.D.C.; thence, with Franz, North 84°43'18" West, a distance of 52.10 feet to an IPF (T post) at an interior corner of James Jones, as recorded in I# 20070328-0036833, R.O.D.C.; thence, with Jones, the following calls: North 12°58'20" East, a distance of 551.24 feet to an IPF (T post); North 83°20'30" West, a distance of 404.91 feet to an IPF (T post); North 09°53'47" West, a distance of 100.00 feet to an IPF (T post) at the southeasterly corner of Frederick Humbracht, Trustee, as recorded in I# 20090812-0076029, R.O.D.C.; thence, with Humbracht and generally with a fence, North 10°16'49" West, a distance of 1171.65 feet to a fence corner at the southwesterly corner of Benjamin Lechlitner and Sarah Blosser, as recorded in I# 20130628-0066845, R.O.D.C.; thence, with Lechlitner and Blosser and Mahmoud Elkhatib and Nortrud Rasig as recorded in I# 20141124-0108234, R.O.D.C., North 77°31'48" East, a distance of 260.75 feet to a fence corner at the southeasterly corner of Elkhatib

and Rasig; thence, with Elkhatib and Rasig, North 00°14'10" East, a distance of 758.41 feet to an IPS on the southerly right of way of Hwy 100; thence, with said right of way, North 75°09'03" East, a distance of 109.90 feet to the Point of Beginning. Containing 20.56 Acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS# 1859, on this 8th Day of September, 2015.

Being the same property conveyed to Mrs. Sue White, Executrix, Etc. by Final Decree from Leonard Bruce Andrew, et al dated April 29, 1966 and recorded May 4, 1966 in Book 4013, Page 89, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to "The Annie S. Claytor Revocable Living Trust", through, Annie S. Claytor Trustee by Quitclaim Deed from Annie S. Claytor dated September 10, 2003 and recorded September 19, 2003 as Instrument No. 200309190138986, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8963 Highway 100, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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 hands this 10th day of September, 2015.

BY: Paula Anne Slack, Succ Trustee
Paula Anne Slack, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Paula Anne Slack, Successor Trustee of the Annie S. Claytor Revocable Living Trust the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2015.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

File Number: FRN-154056

