This Instrument Prepared By:
**Athens Title & Escrow LLC**
**Michael J. Mills, Attorney at Law**
**5115 Maryland Way**
**Brentwood, Tennessee 37027**

ADDRESS NEW OWNER:
Julie H Clark
416 Grapevine Ave
Madison, Tennessee 37115

MORTGAGEE
Republic State Mortgage
2715 Bissonnet St, Suite 102
Houston, Texas 77005

Davidson County DEEDWARR
Recvd: 01/14/16 15:06 3 pgs
Fees:18.00 Taxes:592.00
**20160114-0004129**

SEND TAX BILL TO:
Republic State Mortgage
2715 Bissonnet St, Suite 102
Houston, Texas 77005

MAP 052
GROUP 09 0
PARCEL 091.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lorna Ann Helm, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Julie H Clark and Bruce E Clark, husband and wife as Joint Tenants,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 75 feet of Lot No. 16 and the easterly 5 feet of Lot. No. 15 on the Plan of Montaugue Park, as shown by plat of record in Plat Book 421, page 141, of the Register's Office of Davidson County, Tennessee, to which plat reference is herby made for a more complete and accurate description of said lot.

Said parts of lots 16 and 15 front together 80 feet on the southerly side of Grapevine Avenue, and run back between parallel lines 187.5, more or less, to a dead line.

The same property conveyed to Lorna Ann Helm by Quitclaim Deed dated December 20, 2004 from Wes Helm pusuant to terms of final decree of divorce filed in the Circuit Court of Davidson County, Tennessee, Docket No...604 and filed of record in instrument No. 20041229-0154045, in the Register's Office for Davison County, Tennessee. Said property previously conveyed to Wes Helm and wife, Ann by Warranty Deed dated April 25, 1978 from William H. Godbee and Wife, Patricia Ann Godbee and filed of record in Book 5728, Page 584, in the Register's Office for Davidson County, Tennessee.

Lorna Ann Helm and Lorna Anne Helm being the same person.

Being the same property conveyed to Lorna Ann Helm by deed from Wes Helm, dated 12/20/2004, of record in Instrument No 20041229 - 0154045, Register's Office for said County.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 421, page 141, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in A Certain Overhang and Maintenance Easement, and recorded Book 5145, page 955, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

**This is improved property known as 416 Grapevine Ave, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Julie H Clark and Bruce E Clark, their heirs and assigns, forever, and, GRANTOR does covenant with the

said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, its heirs and assigns, 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 the 13th day of January, 2016.

Lorna Ann Helm

Lorna Ann Helm

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public in and for said County and State, Lorna Ann Helm, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

