(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Elizabeth H. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2017.

Emily Betts
Notary Public
MY COMMISSION EXPIRES:
File No. G16-7022D

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

BILL GARRETT, Davidson County
Trans:T20170002827 DEEDWARR
Recvd: 01/11/17 10:58 2 pgs
Fees:13.00 Taxes:962.00
20170111-0003172

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kathryn M. Traxler, unmarried, Rebecca B. Traxler, unmarried, Mark T. Traxler, and wife,, and Patti R. Traxler, joint tenants with full rights (NAME)	new owner (NAME)	72-16-49
1807 Hayden Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Judy P. Helms Smith, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn M. Traxler, unmarried, Rebecca B. Traxler, unmarried, Mark T. Traxler, and wife, Patti R. Traxler, joint tenants with full rights of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of BURCHWOOD GARDENS, SECTION 2, as shown by plat of record in Plat Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 40 fronts 75 feet on the easterly side of Hayden Drive, and extends back 158.73 feet on the northerly line and 192.14 feet on the southerly line to a dead line measuring 103 feet thereon.

BEING the same property conveyed to Hulon Helms and wife, Judy Helms by deed of record in Book 4346, page 334, Register's Office for Davidson County, Tennessee. The said Hulon Helms having since died vesting the property in Judy Helms as surviving tenant by the entirety.

ALSO BEING the same property conveyed to Judy Helms Carnegie, a/k/a Judy Helms from Bobby Louis Carnegie, by Quit Claim Deed dated November 21, 2006, as Instrument No. 20070209-0017417, in the Register's Office for Davidson County, Tennessee.

Judy Helms and Judy Helms Carnegie and Judy P. Helms Smith are one in the same.
This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3000, page 528, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 66, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1807 Hayden Drive, Nashville, TN 37216.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 10th day of January, 2017.

Judy P. Helms Smith

Judy P. Helms Smith

January 10, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Judy P. Helms Smith, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of January, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066