Davidson County DEEDWARR
Recvd: 05/08/17 12:48 3 pgs
Fees:18.00 Taxes:562.40
20170508-0045470

# WARRANTY DEED

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $152,000.00.

Pamela Sedberry
Affiant

Subscribed and sworn to me on 05/01/17.

NOTARY PUBLIC
My Commission Expires: 8-4-20

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Dylan Griffith<br>3405 Old Anderson Rd<br>Nashville, TN 37013 | New Owner | 136-15-A-081.00CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edd Helton and wife, Patsy C. Helton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Dylan Griffith, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 81, WATERCREST TOWNHOMES, PHASE 2, FIRST REVISION, as shown on plat of record in Plat Book 11190, Page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Edd Helton and wife, Patsy C. Helton by Warranty Deed from Pulte Home Tennessee Limited Partnership, recorded on the 17th day of July, 2000 in Instrument No. 200007170070101, in the Register's Office of Davidson County, Tennessee.
>
> This instrument is executed on behalf of Edd Helton by Selena Carlton as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20170309-0023523, in the Register's Office for Davidson County, Tennessee.
>
> This instrument is executed on behalf of Patsy C. Helton by Selena Carlton as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20170309-0023522, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3405 Old Anderson Rd, Nashville, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 on 05/01/17.

Edd Helton by Selena Carlton attorney-in-fact
Edd Helton
By: Selena Carlton, as attorney-in-fact

Patsy C. Helton by Selena Carlton attorney-in-fact
Patsy C. Helton
By: Selena Carlton, as attorney-in-fact

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this the 1st day of May, 2017, before me personally appeared Selena Carlton, the person who executed the foregoing instrument on behalf of Edd Helton and Patsy C. Helton, who acknowledged that she executed the same as the free act and deed of the said Edd Helton and Patsy C. Helton, through Power of Attorney granted Selena Carlton by the Edd Helton and Patsy C. Helton.

Witness my hand and official seal on 05/01/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRJSol

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

