Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #90-1189

Karen Johnson Davidson County
Batch# 384869 DEEDWARR
04/13/2020 02:44:26 PM 2 pgs
Fees: $13.00 Taxes: $2,560.40

20200413-0038447

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne Whitaker fka Anne W. Smith, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Alexander Todd Helman and Mary Hollis Helman, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots Nos. 34, 35 and 36 of Block "C" on the Revised Plan of Life and Casualty Insurance Company's Subdivision of Woodmont Acres, as of record in Book 843, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anne W. Smith by deed from Frank L. Smith, III, dated May 21, 2008, of record in Inst. No. 20080521-0052092, Register's Office for Davidson County, Tennessee. Anne W. Smith is now known as Anne Whitaker.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3504 Grayswood Avenue, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Alexander Todd Helman		117-05-0-130.00
3504 Grayswood Avenue	NEW OWNER	
Nashville, TN 37215		

WITNESS THE EXECUTION HEREOF this 8 day of April, 2020.

Anne Whitaker

State of South Carolina)
County of Georgetown)

On this 8th day of April, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anne Whitaker and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3.24.2026

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 692,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of April, 2020.

Notary Public

My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023