Karen Johnson Davidson County
Batch# 493758 DEEDWARR
10/12/2020 09:26:19 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20201012-0118060 ED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

W-SB-KWR-20-6114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2023

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Haley Rose Mott	New owner	
(NAME)	(NAME)	**091-02-0-168.00**
6114 Morrow Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT S. HELTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HALEY ROSE MOTT, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 18 feet on the Southerly 100 feet of Lot No. 11 and the Easterly 19 feet of the Southerly 100 feet of Lot No. 13, of Block 4 on the Map of Cherokee Park Subdivision, as of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, being Lot No. 5 on an unrecorded survey of Lot No. 7, 9, 11 and 13 of Block 4, in said Cherokee Park Subdivision. According to a survey made by A.J. Wilkinson, Surveyor, May 16, 1946, said Lot No. 5 fronts 37 feet on the Northerly side of Morrow Road and runs back between parallel lines 100 feet to the Southerly margin of a 10 foot easement.

Being the same property conveyed to Robert S. Helton, unmarried by Warranty Deed from BW Howard Franchise Enterprise Industries, LLC, a Tennessee limited liability company of record in Instrument No. 20151229-0130619 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 29, 2015.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Drain in favor of Metro Nashville of record in Book 4655, Page 21, Book 4654, Page 966, Book 4654, Page 976 and Book 4655, Page 6, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6114 Morrow Rd, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 8th DAY OF OCTOBER, 2020.

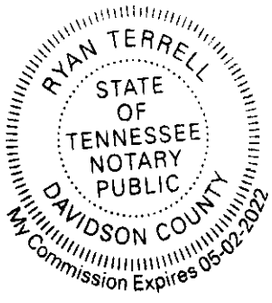
Robert S. Helton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212