WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie Joyce Helmkay	New Owner	161-05-0-A-014.00 CO
(NAME)	(NAME)	
710 Ashlawn Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Jon T. Harris, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billie Joyce Helmkay, unmarried**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. A-10, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, Page 596, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jon T. Harris, unmarried by Deed from James P. Cary, of record in Instrument No. 20040602-0064554, dated May 26, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; Easement of record in Book 6416, page 871, Charter of Ashlawn Place Condominiums Homeowner's Association, Inc. of record in Book 6607, page 182 and appended to Master Deed in Book 6607, page 665 and Book 6769, page 527, Rules and Regulations appended to Master Deed of record in Book 6607, page 670, Master Deed of Ashlawn Condominiums Homeowners Association of record in Book 6607, page 596 and Book 7168, page 550, By-Laws appended to Master Deed in Book 6607, page 645, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 710 Ashlawn Place, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Davidson County DEEDWARR
Recvd: 07/21/08 15:19 2 pg
Fees:13.00 Taxes:299.70
20080721-0074804

Witness my hand this 18th day of July, 2008.

Jon T. Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jon T. Harris, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of July, 2008.

Notary Public

My Commission Expires:

BRYANN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008