WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/13 14:14 2 pgs
Fees:13.00 Taxes:1479.63
20130318-0026716

HAL E. WILSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$399,900.00.

Affiant

Subscribed and sworn to before me this 15th day of March, 20 13

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Errol Helling	Same	105-01-0-022.00
913 15th Avenue South		
Nashville, TN 37212		

THIS INDENTURE, made and entered into this 15th day of March, 2013, by and between First Jordan, FLP, as Trustee for the 913 15th Avenue South Trust, party of the first part does hereby bargain, sell, convey and confirm unto Roger A. Helling, Gail B. Helling, and Errol W. Helling, an unmarried person and the son of Roger A. Helling and Gail B. Helling (husband and wife), as tenants in common with right of survivorship, party of the second part.

To have and to hold...unto the said party of the second part, as tenants in common with right of survivorship so that the title will ultimately rest in the survivor thereof, his or her heirs, succssors and assigns in fee simple forever.

Being Lot No. 57 on the plan of B F Shields Heirs Addition in Nashville, Tennessee, of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to First Jordan, FLP, as Trustee for the 913 15th Avenue South Trust, by deed from Betty Crain, on October 26, 2012, of record in Instrument Number 20121026-0098563, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 31, Register's Office Davidson County, Tennessee.

This is improved property known as: **913 15th Avenue South, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this March 15, 2013.

First Jordan, FLP, as Trustee of the 913 15th Avenue South Trust

By Dan Lain

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 15th day of March,2013, before me personally appeared Dan Lain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of First Jordan, FLP, Trustee for The 913 15th Avenue South Trust, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of March, 2013.

Amanda Dean

Notary Public
My Commission Expires 10/26/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY