RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY [illegible]:

BILL GARRETT, Davidson County
Trans:T20130104639 DEEDWARR
Recvd: 12/16/13 13:41 2 pgs
Fees:13.00 Taxes:1332.00
20131216-0126877

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53102
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathan W. Helfand Dawn Von Tiedemann 4010 Dakota Avenue Nashville, TN 37209	**NEW OWNER**

TAX MAP-PARCEL NUMBERS: 09116035000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mark A. Hayes and wife, Dawn M. Hayes, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jonathan W. Helfand and Dawn Von Tiedemann, 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 Lot No. 47 on the Plan of the Subdivision of the P.S. Stump Lands, of record in Plan Book 2, Page 74, of record in Plan Book 2, Page 74, Chancery Court at Nashville.

Said Lot No. 47 fronts 50 feet on the northerly side of Dakota, formerly 4th Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Mark A. Hayes and wife, Dawn M. Hayes by deed from Jacob Peter Byl, dated May 17, 2013, recorded May 20, 2013 in Instrument No. 20130520-0050692, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plan Book 2, Page 74, Chancery Court at Nashville, to which reference is hereby made for a more complete description.

This is improved property, known as: 4010 Dakota Avenue, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 12th day of December, 2013.

Mark A. Hayes

Dawn M. Hayes

State of TENNESSEE

County of DAVIDSON

On this 12th day of December, 2013 , before me the undersigned authority, personally appeared Mark A. Hayes Dawn M. Hayes , 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.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Sworn and subscribed before me this the 12th day of December, 2013

Notary Public

My Commission Expires: _____

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires [redacted] 9.18.17