This instrument prepared by and **Record and Return to:**
**Parthenon Title Agency, LLC**
**85 White Bridge Road Suite 100-B**
**Nashville, TN 37205**
**(615) 829-5190**

File No.: **14-1060**

BILL GARRETT, Davidson County
Trans:T20140038409 DEEDWARR
Recvd: 06/02/14 14:32 2 pgs
Fees:13.00 Taxes:610.13
20140602-0047398

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **5/23/2014**, by and between **Charley Anderson Banks, Jr,** parties of the first part, and **Craig Helmreich and Jeanne Helmreich, husband and wife**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 99 of Phase IV, Coronada TownHome Condominiums, A horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to The Master Deed of Record in Book 5200, Page 217, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, together with the said apartments appurtenant undivided interest in the general and limited common elements of The Condominium.

Being the same property conveyed to Charlie Anderson Banks, Jr., an unmarried man by Deed from Paul Davis Reynolds, an unmarried man, in Instrument No. 20090803-0072423 on July 31, 2009, in The Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record

Parcel ID # **142 08 0B 099.00**
☒ Improved **314 Chimney Hill, Nashville, TN 37221**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Charley Anderson Banks, Jr

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Charley Anderson Banks, Jr** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 23rd day of May, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**********

Owner's Name: **Craig Helmreich and Jeanne Helmreich**

and Address: **314 Chimney Hill, Nashville, TN 37221**

Mail tax bills to SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$164,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 23rd day of May, 2014..

Notary Public

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066