# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039941 DEEDWARR
Recvd: 06/06/14 10:16 2 pgs
Fees:13.00 Taxes:980.50
20140606-0049343

Y-KW-14-6860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2014.

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires May 5, 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**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) |
|---|---|---|
| **Jonathan E. Bell and Lisa Bell** | **SunTrust Mortgage, Inc.** | |
| (NAME) | (NAME) | **155080C20500CO** |
| **6860 Collinswood Drive** | **901 Semmes Avenue** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | **Richmond, VA 23224** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MEREDITH H. HELMICK AND KYLE D. HELMICK, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN E. BELL AND LISA BELL, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs 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 Lot No. 205 on the Plan of Poplar-Creek-Estates- Phase 2 of record in Plat Book 6900, Page 339 through 347, inclusive, amended in Plat Book 7900, Pages 888 and 889, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregg Fielder and wife, Lauren Fielder by Warranty Deed from Kelly Cockerham Reilly and Richard Joseph Reilly, wife and husband of record in Instrument No. 20090921-0087597, Register's Office for Davidson County, Tennessee, dated September 18, 2009 and recorded on September 21, 2009.

Being the same property conveyed to Meredith H. Helmick and Kyle D. Helmick by deed from Gregg Fielder and wife, Lauren Fielder of record in Instrument No. 20131120-0119628 Register's Office for Davidson County, Tennessee, dated 11/18/2013 and recorded on 11/20/2013.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 339 through 347, inclusive, as amended in Plat Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33 and Book 9472, Page 824, Register's Office for Davidson County, Tennessee, • Charter of the Homeowner Association for Poplar Creek Estates of record in Book 7120, page 125, Register's Office.
- Quitclaim deed of common area of record in Instrument Number 20000508-0046144, in the Register's Office for DavidsonCounty, Tennessee.
- Storm water detention agreement of record in Book 7099, Page 299, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters in deed of record in Instrument Number 20040608-0067700, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6860 Collinswood Drive, Nashville, Tennessee 37221**.

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 2nd DAY OF JUNE, 2014.

Meredith H. Helmick by Laura Mitchell, attorney-in-fact
Meredith H. Helmick by Laura Mitchell,
Attorney in Fact

Kyle D. Helmick by Laura Mitchell, attorney-in-fact
Kyle D. Helmick by Laura Mitchell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MEREDITH H. HELMICK AND KYLE D. HELMICK, and who acknowledged he/she/they executed the same as the free act and deed of the said MEREDITH H. HELMICK AND KYLE D. HELMICK.

Witness my hand and official seal, this the 2nd of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212