GSRM
Box 94

BILL GARRETT, Davidson County
Trans:T20140062537 DEEDWARR
Recvd: 08/22/14 16:16 4 pgs
Fees:23.00 Taxes:777.00

20140822-0076967

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| **THIS INSTRUMENT PREPARED BY:**<br>CATHERINE H. GWYN<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $210,000.00.<br><br>Karen Howard<br>Affiant<br><br>Subscribed and sworn to before me, this 22nd day of August, 2014.<br><br>JOHANA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY<br><br>Notary Public<br><br>My Commission Expires: 09-22-2015 |

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Bree Hewitt<br>630 Patriot Lane<br>Franklin, TN 37067 | Send Tax Bills To:<br>New Owner | Map-Parcel Number:<br>096-06-1F-211.00CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael P. Hellman and Lisa Hellman, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bree Hewitt, married**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Unit No. RU 211, on the Horizontal Property**

**Regime for Ambrose Condominiums, as recorded in the Master Deed of record In Instrument No. 20051013-0123722, amended in Instrument No. 20060302-0024168, Instrument No. 20061030-0134166, Instrument No. 20080507-0047250, Instrument No. 20131104-0114343 and Instrument No. 20140530-0046585, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.**

**Being the same property conveyed to Michael P. Hellman and Lisa Hellman, husband and wife, by deed from Fannie Mae a/k/a Federal National Mortgage Association, of record in Instrument No. 20100810-0063068, dated July 23, 2010, said Register's Office.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed for Ambrose Condominium of record in the Master Deed of record In Instrument No. 20051013-0123722, amended in Instrument No. 20060302-0024168, Instrument No. 20061030-0134166, Instrument No. 20080507-0047250, Instrument No. 20131104-0114343 and Instrument No. 20140530-0046585, said Register's Office.

3. Settlement Agreement and Covenants of record in Book 6594, page 256, said Register's Office.

4. Restrictive covenants of record in Book 9208, page 613, amended in Instrument No. 20020626-0076795, and Instrument No. 20050124-0008719, said Register's Office.

5. Terms and covenants imposed by the deed from Metropolitan Development and Housing Agency to Ambrose Associates of record in Instrument No. 20051013-0123721, said Register's Office.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **162 4th Avenue North, Apt 211, Nashville, TN 37219.**

**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, her heirs and assigns, forever; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 16 day of August, 2014.

Michael P. Hellman

Lisa Hellman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael P. Hellman, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 16 day of August, 2014

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Hellman, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 16 day of August, 2014

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016