WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140088524 DEEDWARR
Recvd: 11/24/14 15:08 2 pgs
Fees:13.00 Taxes:2330.63
20141124-0108279

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $629000.00.

Affiant

Subscribed and sworn to before me this 19th day of Nov, 2014

Notary Public
My Commission expires: 10/18/16
(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:
Jonathan Treadon	Franklin American Mortgage Company	118-02-0P-002.00CO
855 Dewees Avenue	501 Corporate Centre Dr. # 400	
Nashville, TN 37204	Franklin TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jonathan W. Helm and wife, Jennifer L. Helm**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathon Treadon, an unmarried man and Kristin Polak, an unmarried woman, All as Tenants in Common**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, Vaulx Hills, a Condominium with Private Elements, having been established by the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument Number 20131008-0105814, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to L&H Building Group, LLC by deed from Laresha H. Bland, unmarried, of record in Instrument Number 20130801-0080469 on July 31, 2013, Register's Office for Davidson County, Tennessee. And further conveyed to Jonathan W. Helm and wife, Jenifer L. Helm by Quitclaim Deed from L&H Building Group, LLC of record in Instrument Number 20140307-0019451, said Register's Office.

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 1130, page 8, Register's Office Davidson County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20131008-0105814, Register's Office for Davidson County, Tennessee.

This is improved property known as: **855 Dewees Avenue, Nashville, TN 37204**

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 November 18, 2014.

Jonathan W. Helm

Jenifer L. Helm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jonathan W. Helm and wife, Jenifer L. Helm** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 18, 2014

My commission expires 7/6/15

Notary Public

