Prepared by:
Record and Return to:
~~Chapman & Rosenthal Title, Inc.~~
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

KW14-2714

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF December, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin B. Helms	New owner	
2714 Rosedale Place	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		118-03-112.00
(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, we MATTHEW A. SIMMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN B. HELMS* AND ALYSSA M. MINCHELLA,* ~~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:

*both unmarried

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Phase One, Rosedale Place, of record in Plat Book 11190, Page 3, 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 Matthew A. Simms, unmarried by Warranty Deed from Mary Reimer Ackley and Joan M. Reimer, as joint tenants with right of survivorship, of record in Instrument No. 20030701-0090582, Register's Office for Davidson County, Tennessee, dated June 24, 2003 and recorded on July 1, 2003.

Allison Simms, wife of Matthew A. Simms, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 11190, page 3, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2714 Rosedale Place, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 5th day of December, 2014.

Matthew A. Simms

BILL GARRETT, Davidson County
Trans: T20140092889 DEEDWARR
Recvd: 12/11/14 15:30 2 pgs
Fees: 13.00 Taxes: 1017.13
20141211-0113667

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of December, 2014, before me personally appeared Matthew A. Simms to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of December, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959