BILL GARRETT, Davidson County
Trans:T20150012631 DEEDWARR
Recvd: 02/20/15 13:04 2 pgs
Fees:13.00 Taxes:943.50
20150220-0014897

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 12th day of February, 2015

Notary Public
My commission expires: ~~10/18/16~~ 10/30/16

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-24370

07-1501-85888

Address of New Owner:	Send Tax Bills to:	Tax Information
James Nicholson 305 Seven Springs Way, Apt 101 Brentwood TN 37027	New Owner	160-15-0-D-073.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Katrina L. Helmkamp, a married woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James L. Nicholson a/k/a James Nicholson and Ila M. Nicholson a/k/a Ila Nicholson, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being a certain condominium apartment described as Unit No. 37, also known as 305 Seven Springs Way, #101, on the Plan of Phase II, St. Martin Square Condominiums (aka St. Martin Square at Seven Springs Condominiums), a Horizontal Property Regime, as established and described in the Master Deed of St. Martin Square at Seven Springs, Condominium apartment, of record in Instrument No. 20060310-0028319; as supplemented in Instrument No. 20061109-0139692; amended in Instrument No. 20080730-0077840; Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katrina L. Helmkamp by Special Warranty Deed from Sundown Equipment, LLC, an Arizona limited liability company, dated July 2, 2010, recorded July 2, 2010, of record in Instrument No. 20100702-0052247, Register's Office for Davidson County, Tennessee.

The Subject Property is neither the principal residence of Grantor's spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 305 Seven Springs Way, Apt 101, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 10th day of February, 2015.

Katrina L. Helmkamp

Katrina L. Helmkamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katrina L. Helmkamp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 10th day of February, 2015.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16

