Davidson County	DEEDWARR
Recvd: 02/27/15 11:51	2 pgs
Fees:13.00 Taxes:462.50	
20150227-0017067	

WARRANTY DEED

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: ~~March 09, 2015~~ 10.5.2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne Paquin (NAME)	Mortgage Investors Group (NAME)	095050B09000CO
2120 Lebanon Pike, 98 (ADDRESS)	8320 E. Walker Springs Ln #200 (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Amanda Helfrich-Essig and Todd Essig, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anne Paquin** an unmarried woman hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

AP

Land in Davidson County, Tennessee, being Unit No. 98 on the Declaration of Covenants, Conditions and Restrictions of Easthaven Townhomes, a Planned Unit Development, as of record in Instrument No. 20010806-0083543, Register's Office for Davidson County, Tennessee, to which Declaration of reference is made for a more complete description thereof.

Being the same property conveyed to Amanda Helfrinch, unmarried by Deed from Melanie L. Carter, unmarried recorded on August 20, 2007 of record in Instrument No. 20070820-0099268, Register's Office for Davidson County, Tennessee. The said Amanda Helfrinch now known as Amanda Helfrinch-Essig. Amanda Helfrich (incorrectly referred to as Amanda Helfrinch in prior deed) having since married and is now known as Amanda Helfrich-Essig.

Todd Essig joins in the execution of the Deed solely to relinquish any marital rights he may have in the property by virtue of his/her marriage to Amanda Helfrich.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 2120 Lebanon Pike, 98, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

INITIALS

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hands this 26th day of February, 2015.

Amanda Helfrich-Essig

Todd Essig

State of Tennessee
County of Williamson

Personally appeared before me Amanda Helfrich-Essig and Todd Essig, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of February, 2015.

Notary Public Brenda R. Lehman
My Commission Expires: March 08, 2015

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: 10237

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018