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BOK 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150018444 DEEDWARR
Recvd: 03/13/15 11:48 2 pgs
Fees:13.00 Taxes:980.13
20150313-0021778

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $264,900.00.

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jamie Lynn Helm Sheldon Helm	F & M Bank	Map/Parcel 091090E00400CO
543 Eastboro Drive	50 Franklin Street	
Nashville, TN 37209	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gabe Feltner d/b/a Gabe Feltner Construction

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamie Lynn Helm and Sheldon Helm, wife and husband

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:

LAND in Davidson County, Tennessee, being Unit No. D on the Plan of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, Restrictions and By-Laws of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130911-0096026, amended in Instrument No. 20140506-0038561 and in Instrument No. 20140514-0044170, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Eastboro 537-543 Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20130911-0096026, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Gabe Feltner d/b/a Gabe Feltner Construction, by Quitclaim Deed dated July 17, 2014, from Luther T. McKnight, married, of record in Instrument No. 20140718-0064003, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "C" to the Declarations, of record in Instrument No. 20130911-0096026, said Register's Office;

2) All matters as shown on the Plan of record in Instrument No. 20130719-0075088, said Register's Office;

3) Declaration of Covenants, Conditions, Restrictions and By-Laws of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130911-0096026, amended in Instrument No. 20140506-0038561 and in Instrument No. 20140514-0041170, Register's Office for Davidson County, Tennessee;

4) Charter of Eastboro 537-543 Townhouse Corporation, of record in Instrument No. 20140514-0041356, Register's Office for Davidson County, Tennessee: and,

5) Taxes for the current year which have been assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **543 Eastboro Drive, Nashville, TN 37209**

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 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 hand(s) this **10th** day of **March, 2015.**

Gabe Feltner d/b/a Gabe Feltner Construction

Gabe Feltner, Owner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Gabe Feltner d/b/a Gabe Feltner Construction,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **March, 2015.**

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9-19-16