BOX #14

G#27081-2

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029224 DEEDWARR
Recvd: 04/17/15 15:10 2 pgs
Fees:13.00 Taxes:1973.95
20150417-0034505

B-KW-15-1804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Kristin Michelitch and Keith Weghorst** | Franklin American Mortgage Company | |
| (NAME) | (NAME) | **105-10-23.00** |
| **1804 Beech Avenue** | 501 Corporate Centre Drive, Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | Franklin, TN 37067 | |
| (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, I/we **ANDREW FREDERICK HELTSLEY AND LAURA LEE HELTSLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KRISTIN MICHELITCH, A SINGLE WOMAN, AND KEITH WEGHORST, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

LAND in Davidson County, Tennessee, being the northerly 56.0 feet of the southerly 119.0 feet of Lot No. 4 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 56.0 feet on the easterly side of Beech Avenue and runs back between parallel lines 190.0 feet, more or less, to an alley.

Being the same property conveyed to Andrew Frederick Heltsley, a single person, and Laura Lee Laughlin, a single person, Joint Tenants by Warranty Deed from Jeffrey A. Corle, a single person, recorded on the 19th day of November, 2004 in Instrument No. 20041119-0139184, in the Register's Office of Davidson County, Tennessee. Andrew Frederick Heltsley and Laura Lee Laughlin having since married. Laura Lee Laughlin is now known as Laura Lee Heltsley.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1804 Beech Avenue, Nashville, Tennessee 37203**.

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 the 16th DAY OF APRIL, 2015.

Andrew Frederick Heltsley by Laura Lee Heltsley, attorney in fact

Andrew Frederick Heltsley by Laura Lee Heltsley,
Attorney in Fact

Laura Lee Heltsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA LEE HELTSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREW FREDERICK HELTSLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREW FREDERICK HELTSLEY.

Witness my hand and official seal, this the 16th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA LEE HELTSLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212