WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150109621 DEEDWARR
Recvd: 12/29/15 13:53 2 pgs
Fees:13.00 Taxes:351.50
20151229-0130619

P-TWI-15-6114-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Robert S. Helton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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)
Robert S Helton	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	**091-02-0-168.00**
6114 Morrow Rd	**22050 Parkway Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-1304	**Birmingham, AL 35244**	
(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 **BW HOWARD FRANCHISE ENTERPRISE INDUSTRIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT S. HELTON, UNMARRIED,** 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 westerly 18 feet on the southerly 100 feet of Lot No. 11 and the easterly 19 feet of the southerly 100 feet of Lot No. 13, of Block 4 on the Map of Cherokee Park Subdivision, as of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, being Lot No. 5 on an unrecorded survey of Lot No. 7, 9, 11 and 13 of Block 4, in said Cherokee Park Subdivision.

According to a survey made by A.J. Wilkinson, Surveyor, May 16, 1946, said Lot No. 5 fronts 37 feet on the northerly side of Morrow Road and runs back between parallel lines 100 feet to the southerly margin of a 10 foot easement.

Being the same property conveyed to BW Howard Franchise Enterprise Industries, LLC, a Tennessee limited liability company by Warranty deed from Robert M. Fakes, an unmarried man of record in Instrument No. 20080505-0046330 Register's Office for Davidson County, Tennessee, dated May 2, 2008 and recorded on May 5, 2008.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6114 Morrow Rd , Nashville, Tennessee 37209-1304**.

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 18th DAY OF DECEMBER, 2015.

BW Howard Franchise Enterprise Industries, LLC, a Tennessee limited liability company

By: Bob Wadley
Bob Wadley, President

STATE OF TN
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bob Wadley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the President of BW Howard Franchise Enterprise Industries, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of December, 2015.

Notary Public

My Commission Expires: May 30, 2018

LISA MCNEIL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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