This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1020**

BILL GARRETT, Davidson County
Trans:T20160009016 DEEDWARR
Recvd: 02/02/16 12:52 2 pgs
Fees:13.00 Taxes:425.50
20160202-0010152

WARRANTY DEED

THIS INDENTURE, made and entered into this **1/27/2016**, by and between **John W DeVault JR and Patricia A DeVault, husband and wife**, parties of the first part, and **Property Help, LLC a Tennessee Limited Liabiltiy Company**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Old Hickory**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 169, on the Plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patricia A DeVault f/k/a Patricia A. Murdock, an unmarried woman by Warranty Deed from Louise M. Connor, unmarried dated 10/29/2009, of record in Instrument No. 20091102-0100760, Register's Office for Davidson County, Tennessee.

Patricia A DeVault and Patricia A. Murdock are one and the same person.

John W DeVault JR joins in to convey any and all marital rights he may have in said property.

This conveyance is made subject to: All existing Easements and Restrictions of record

Parcel ID # **44 11 71**

☒ Improved **306 Hadley Ave, Old Hickory, TN 37138**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

John W DeVault JR

Patricia A DeVault

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John W DeVault JR and Patricia A DeVault** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 27th day of January, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Owner's Name: **Property Help, LLC a Tennessee Limited Liabiltiy Company**

and Address: **306 Hadley Ave, Old Hickory, TN 37138**

Mail tax bills to, 5543 Edmondson Pike, Suite 33
Nashville TN 37211

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$115,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 27th day of January, 2016..

Notary Public

My Commission Expires: 11/5/18

KRISTA LEIGH HIGHERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON