WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160021125 DEEDWARR
Recvd: 03/15/16 11:41 5 pgs
Fees: 28.00 Taxes: 1202.50
20160315-0024485

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Y-CARR-16-1033-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Christy Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1th DAY OF MARCH, 2016.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

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)
Joseph John Memmel, Jr.	Farmington Mortgage	
(NAME)	(NAME)	**083-05-0-013.00**
2027 PENDERBROOKE DRIVE	2002 Richard Jones Rd.	
(ADDRESS)	(ADDRESS)	
Crownsville, MD 21032	Nashville, TN 37215	
(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 **RICHARD VANBERCKELAER, MARRIED, AND CHRISTOPHER B. MENNES, MARRIED, AND WAYNE HELM AND WIFE, EVELYN HELM,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH JOHN MEMMEL, JR. AND WIFE, AMANDA JANE MEMMEL AND SON, JOSEPH JOHN MEMMEL, III, UNMARRIED, TENANTS IN COMMON 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 Lot No. part of Lot No. 6 on the Plan of the division of the land of John Dobson, deceased, as of record in Minute Book "L", Page 363 in the Circuit County for Davidson County, Tennessee, and being Lot No. 36 on the unrecorded plan of the subdivision of Lot No. 6, described according to a survey made by Blanchard and Parrish Surveyors, September 3, 1937, as follows:

Beginning at a stake on the northerly margin of Seymour Avenue at a point 183 feet West of the Southwest corner of Lot No. 14 on the Map of the subdivision of the land of the heirs of Sallie L. Johnson, as of record in Book 332, page 164, in the Register's Office for Davidson County, Tennessee, said point being the southwest corner of the property conveyed to A. C. Farmer and wife, by deed from Charles Phillips and wife, of record in Book 1031, page 433, in said Register's Office; thence with the northerly margin of said Avenue westwardly 58 feet to the southeast corner of the property conveyed to A. M. Reed and wife, by deed from Charles Phillips and wife, of record in Book 1046, Page 225, in said Register's Office; thence with said Reed's easterly line northwardly 158 feet to the southerly margin of a proposed alley; thence with said alley eastwardly 58 feet to the northwest corner of said Farmer lot; thence with said Farmer's westerly line southwardly 158 feet to the beginning.

Being the same property conveyed to Richard J. VanBerckelaer and Christopher B. Mennes and Wayne Helm and wife, Evelyn Helm by Warranty deed from Alan W. Branch of record in Instrument No. 20070622-0074777 Register's Office for Davidson County, Tennessee, dated June 15, 2007 and recorded on June 22, 2007.

Said Grantors never occupied property as their marital residence.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book L, Page 363, Circuit Court for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1033 Seymour Avenue , Nashville, Tennessee 37206-3413**.

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 ____ DAY OF MARCH, 2016.

WAYNE HELM

EVELYN HELM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE HELM, 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 7th of March, 2016.

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, EVELYN HELM, 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 7th of March, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNFSSEE 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

JMD 8th RVB

Witness my/our hand(s) this the ~~7th~~ DAY OF MARCH, 2016.

Richard VanBerckelaer

RICHARD VANBERCKELAER

STATE OF ~~TENNESSEE~~ JMD Colorado
COUNTY OF ~~DAVIDSON~~ JMD Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD VANBERCKELAER, 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 ~~7th~~ 8th JMD of March, 2016.

Notary Public
My Commission Expires: March 15 2017
(SEAL)

MIRJANA DANGUBIC
Notary Public
State of Colorado
Notary ID 20134013446
My Commission Expires Mar 15, 2017

RVB

Witness my/our hand(s) this the 7TH DAY OF MARCH, 2016.

Christopher B. Mennes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER B. MENNES, 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 7th of March, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.

On March 7 2016, before me, Laura A Turner,
personally appeared Christopher B. Hennes

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

LAURA A. TURNER
COMM. #1988738
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. SEPT 19, 2016

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 3-7-16 Number of Pages: _____

Signer(s) other than named above Richard Vanberckelaer, Wayne Helm and Evelyn Helm

CAPACITY(IES) CLAIMED BY SIGNER(S)

☑ INDIVIDUAL

☐ CORPORATE OFFICER(S)
TITLE(S) _____

☐ PARTNER(S)- ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN OR CONSERVATOR

☐ OTHER _____

Right Thumbprint Of Signer
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☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)
TITLE(S) _____

☐ PARTNER(S)- ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN OR CONSERVATOR

☐ OTHER _____

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING: