WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160030962 DEEDWARR
Recvd: 04/15/16 14:08 2 pgs
Fees:13.00 Taxes:444.00
20160415-0036550

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Y-FSBO-16-1071-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(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)
Josh Hellmer and Jennifer Hellmer	**New Owner**	
(NAME)	(NAME)	**105-03-0-095-00**
2985 N 70th Street		
(ADDRESS)	(ADDRESS)	
Millwaukee, WI 53210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID PRITCHARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSH HELLMER AND WIFE, JENNIFER HELLMER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee being the southerly 30 feet of Lot No. 24 on the Plan of Paul's Elysian Grove Lots, as of record in Book 1, Page 134, Chancery Court at Nashville.

Said part of Lot No. 24 fronts 30 feet on the westerly side of Second Avenue South, formerly Market Street, and runs back between parallel lines, 135 feet more or less to an alley.

Being the same property conveyed to David Pritchard by Quitclaim Deed from FMBC Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20160414-0035907, Register's Office for Davidson County, Tennessee.

NOTE: Edward P. Chrismon executed a deed conveying property to David Pritchard of record in Instrument No. 20070822-0100318, Register's Office for Davidson County, Tennessee with the intent to convey the property located at 1071 2nd Avenue South, Nashville, TN. Said deed failed to recite the correct legal description. Jackie Cox executed a deed conveying property to FMBC Investments, LLC of record in Instrument No. 20141002-0091223. Register's Office for Davidson County, Tennessee with the intent to convey property located at 1056-1058 2nd Avenue South, Nashville, TN. Said deed failed to recite the correct legal description. David Pritchard and FMBC Investments, LLC may have inadvertantly and erronously received an interest in each other's properties as a result of an error in the legal description in their deeds. David Pritchard and FMBC Investments, LLC have simultaneously conveyed one to another any interest they may have inadvertantly and erroneously received by deeds of record in Instrument No. 20160414-0035907 and Instrument No. _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein.
- Sujbect to all matters shown on the Plan of record in Plat Book 1, Page 34, Chancery Court for Davidson County, Tennessee.

This is property known as: **1071 2nd Avenue South, Nashville, Tennessee 37210**.

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 13th DAY OF APRIL, 2016.

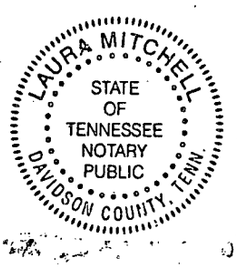
David Pritchard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID PRITCHARD, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~8th~~ 13th of April, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



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