BILL GARRETT, Davidson County
Trans:T20160034656 DEEDWARR
Recvd: 04/27/16 11:10 2 pgs
Fees:13.00 Taxes:439.52
20160427-0040987

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

File No.: **16-1100**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/11/2016**, by and between **Michael Thorpe Harvey**, parties of the first part, and **Property Help, LLC, a Tennessee Limited Liablity 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 **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot no 254 on the final plat of Joywood Heights, Section 2,as of Record in Book 1130, page 92 & 93,Regiseters Office for Davidson County, TN

Said Lot No. 254 fronts 60 fe4t on the southerly side of Dellway Drive and runs back 181.8 feet on the easterly line and 171 feet on the westerly line, to a dead line, measuring 50.9 feet thereon.

Being the same property conveyed to Michael Thorpe Harvey by Deed from Kudzu Real Estate Inc,. by Deed of record 2014228-0017259 in said Register's Office

This conveyance is made subject to: All existing easements and restrictions of record

Parcel ID # **06015006500**
☒ Improved **110 Delway Drive, Nashville, TN 37207**
☐ 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.

X _____ _____

Michael Thorpe Harvey

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 **Michael Thorpe Harvey** 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 11th day of April, 2016..

GRANTOR'S ACT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
MARCH 7, 2017

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

and Address: **110 Delway Drive, Nashville, TN 37207**

Mail tax bills to Property Help LLC
89 Daniel Boone Dr. Babraurville KY 40906

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 ~~$119,000.00~~ which 118788 YD 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 11th day of April, 2016..

My Commission Expires: 11-5-18

_____
Notary Public

KRISTA LEIGH HIGHERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON