This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Andrea K. Helm
3911 Dodson Chapel Rd #7
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE

MAP 086
GROUP 14 OC
PARCEL 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George Brandt and Eric Sox** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Andrea K. Helm, Trustee, under George N. Helm Jr. Testamentary Family Trust, dated July 5, 1999**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 7, in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, of record as Inst. No 20011005-0108857, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eric Sox and George Brandt by Trustee's Deed from Wilson & Associates, PLLC, dated April 4, 2016, of record in Instrument No 20160408-0034006, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Inst. No 20011005-0108857, said Register's Office.
3) Any and all restrictions, conditions, and easements of record

This is improved property known as 3911 Dodson Chapel Rd #7, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Andrea K. Helm, Trustee, under George N. Helm Jr. Testamentary Family Trust, dated July 5, 1999**, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

BILL GARRETT, Davidson County
Trans:T20160035391 DEEDWARR
Recvd: 04/29/16 09:48 2 pgs
Fees:13.00 Taxes:739.79
20160429-0041951

WITNESS our hands this the 27th day of April, 2016.

George Brandt

Eric Sox

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, George Brandt and Eric Sox, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $199,944.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY