This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $175,000.00.

Affiant

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

Notary Public
My commission expires: 9/10/18

BILL GARRETT, Davidson County
Trans:T20160035954 DEEDWARR
Recvd: 05/02/16 11:17 2 pgs
Fees:13.00 Taxes:647.50
20160502-0042673

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Billie Helmkay	Renasant Bank Nashville	161-15-0B-019.00-CO
710 Ashlawn Place	2001 Park Place North, Ste. 650	
Nashville, TN 37211	Birmingham, AL 35203	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDREW WAKEMAN AND AUTUMN WAKEMAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BILLIE HELMKAY, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 19 as described according to Exhibit "D" attached to said Master Deed of RoseMonte Townhomes, Phase 1, of record in Instrument No. 20051117-0138877, as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete.

Being the same property conveyed to Andrew Wakeman and Autumn Wakeman, husband and wife by Warranty deed from Joshua D. Neighbors and wife, Katherine N. Neighbors of record in Instrument No. 20090514-0044390 Register's Office for Davidson County, Tennessee, dated May 13, 2009 and recorded on May 14, 2009. (Value of consideration shown in aforementioned deed $156,500.00.)

Being also known as 547 Swiss Avenue Nashville, TN 37211.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 547 Swiss Avenue, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of April, 2016.

Andrew Wakeman by Kristina Jones attorney in fact
Andrew Wakeman
BY: Kristina Jones, Attorney-in-Fact

Autumn Wakeman by Kristina Jones Attorney in Fact
Autumn Wakeman
BY: Kristina Jones, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Kristina Jones** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Andrew Wakeman**, by Specific Power of Attorney dated April, 21 2016, and who acknowledged that he executed the same as the free act and deed of **Andrew Wakeman**.

Witness my hand and official seal this 27th day of April,2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Kristina Jones** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Autumn Wakeman**, by Specific Power of Attorney dated April, 21 2016, and who acknowledged that he executed the same as the free act and deed of **Autumn Wakeman**.

Witness my hand and official seal this 27th day of April,2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY