WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160039932 DEEDWARR
Recvd: 05/12/16 16:07 2 pgs
Fees:13.00 Taxes:1368.63
20160512-0047661

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna Keith Helmrath and Matthew Kristian Helmrath	new owner	09102I00100CO
(NAME)	(NAME)	
6203 B New York Ave., Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Green Eggs and Ham LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anna Keith Helmrath and husband, Matthew Kristian Helmrath,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A on the Plan of 6203 New York Townhomes as shown on the site plan attached as Exhibit "B' of the Declarations of Covenants, Conditions and Restrictions for 6203 New York Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150727-0073214 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Green Eggs and Ham, LLC. by deed from Linda G. Capley and Brandy N. Elmore of record in Instrument No. 20150223-0015491, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6203 B New York Ave., Unit A, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 6th day of May, 2016.

Green Eggs and Ham, LLC, a Tennessee Limited Liability Company

By: _____
Jimmy N. Green, Vice Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Jimmy N. Green** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Vice Manager** of Green Eggs and Ham LLC, a Tennessee Limited Liability Company and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Vice Manager.**

WITNESS my hand and seal this 6th day of May, 2016.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Helmrath

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN