WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTle-1590

BILL GARRETT, Davidson County
Trans:T20160042437 DEEDWARR
Recvd: 05/20/16 09:16 2 pgs
Fees:13.00 Taxes:596.63
20160520-0050619

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

File No.: **16-1156**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/18/2016**, by and between **Property Help, LLC a Tennessee Limited Liabilty Company**, a Tennessee Limited Liability Company parties of the first part, and **Santiago C. Montoya and Dora M. Montoya, Husband and Wife**, 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 feet 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 **Property Help, LLC, a Tennessee Limited Liability Company** by Warranty Deed from Michael Thorpe Harvey recorded on 04/27/2016 in Instrument No. 2016-0427-0040987, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **06015006500**
☒ Improved **110 Dellway 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.

Property Help, LLC by Mark Evans, Manager

STATE OF **Tennessee**

COUNTY OF

Before me, the undersigned, a Notary Public in and for said County aforesaid, personally appeared Mark Evans, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the Manager of **Property Help, LLC, a Tennessee Limited Liablity Company** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 17th day of May, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. SARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Santiago Montoya and Dora Montoya**

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

Mail tax bills to: Santiago & Dora Montoya
1605 Altez NE
Albuquerque, NM 87112

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 **$161,250.00** which 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

Subscribed and sworn to before me this 17th day of May, 2016..

Notary Public

My Commission Expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County