WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1865

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061866 DEEDWARR
Recvd: 07/19/16 09:47 2 pgs
Fees:13.00 Taxes:1017.50
20160719-0074019

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-4-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betsy Jackson	First Liberty Financial Group, LLC	098090A08100
(NAME)	(NAME)	
5429 Mainsail Drive	9520 Ormsby Station Rd, Ste 20	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Helm Jr. Testamentary Family Trust dated December 18, 2008**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Betsy Jackson, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot 198 on the Plan of Phase 2A, Lakeshore, of record in Plat Book 7900, Page 425, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrea K. Helm, Trustee, or her successor in trust, under the George Helm Jr. Testamentary Family Trust, dated December 18, 2008 by Quitclaim Deed from Andrea K. Helm, sole Trustee of the Andrea K. Helm Living Trust, dated July 5, 1999, dated 07/10/2009, recorded 09/14/2009 of record in Instrument No. 20090914-0085647, in the Register's Office for Davidson County, Tennessee. Said property being previously conveyed as the same conveyed to Andrea K. Helm and George N. Helm, Jr., as Trustees or their successors in Trust, of the Andrea K. Helm Living Trust, dated July 5th, 1999 and any amendments thereto by Quitclaim Deed from K. Thomas Sidwell, Trustee, dated 03/07/2000, recorded 03/16/2000 of record in Instrument No. 200003160027211 and re-recorded 04/04/2000 in Instrument No. 200004040033741, in the Register's Office for Davidson County, Tennessee. The said George N. Helm, Jr died on 12/18/2008, leaving the said Andrea K. Helm, Sole trustee of the Andrea K. Helm Living Trust, dated July 5, 1999 the sole surviving tenant by the endirety. Being the same property conveyed to George N. Helm, Jr. and wife, Andrea K. Helm by Deed from Frank Batson Home, Inc., dated 05/28/1993, recorded 06/03/1993 of record in Book 8969, Page 347 and re-recorded 06/03/1993 of record in Book 8978, Page 877, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2016 and subsequent years, a lien not yet due and payable and All matters shown on the plat of record in Plat Book 7900, Page 425; Covenants, conditions, easements and restrictions of record in Book 7572, Page 669; Easement of record in Book 370, Page 444; Easement contained in Quitclaim Deed of record in Book 633, Page 568; Easement of record in Book 1055, Page 247; Easement contained in Warranty Deed of record in Book 1298, Page 132; Easement contained in Exchange Plant Permit of

record in Book 4077, Page 604; Quitclaim Deed of record in Book 9984, Page 654, Book 10447, Page 932; Charter of Lake Shore Homeowner's Association of record in Book 7892, Page 464; Charter contained in Articles of Incorporation of Lake Shore Homeowner's Association of record in Book 8709, Page 424, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5429 Mainsail Drive, Hermitage, TN 37076

(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 14th day of July, 2016.

GEORGE HELM JR. TESTAMENTARY FAMILY TRUST
DATED DECEMBER 18, 2008

Andrea K. Helm, Trustee

Andrea K. Helm
Trustee

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Andrea K. Helm with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of George Helm Jr. Testamentary Family Trust dated December 18, 2008 and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 15th day of July, 2016.

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122