WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160097827 DEEDWARR
Recvd: 11/04/16 10:24 2 pgs
Fees:13.00 Taxes:2405.00
20161104-0116938

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WILLIAM M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Helton	David Helton	105-01-0-R-001.00 CO
(NAME)	(NAME)	
1126 Woodridge Place	1126 Woodridge Place	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **P & F Properties, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Helton,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Unit A of Homes at 105 13th Avenue Circle, as shown on Plat of record as Exhibit B to Instrument No. 20150828-0087349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a full and complete description thereof.

Being a portion of the property conveyed to Nancy Marie Ridley, unmarried, by Warranty Deed from Metropolitan Development and Housing Agency, dated October 31, 1984, of record in Book 6422, page 941, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Nancy Marie Ridley, a life estate and remainder in fee simple in Gregory Keith Ridley, by Quitclaim Deed from Nancy Marie Ridley and Robert Greene, Trustee, dated August 21, 2013, of record in Instrument No. 20130822-0088837, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Gregory Keith Ridley by Quitclaim Deed from Nancy Marie Ridley, Gregory Keith Ridley and Robert Greene, Trustee, dated September 10, 2014, of record in Instrument No. 20140912-0083530, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to P & F Properties, a Tennessee general partnership, by Warranty Deed from Gregory Keith Ridley, an unmarried man, dated February 19, 2015, of record in Instrument No. 20150303-0018283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and assumed by Grantees; all matters appearing on the Plan of record in Plat 4860, page 54 and Exhibit B of Instrument No. 20150828-0087349; Restrictions of record in Book 4220, page 723; Book 6236, page 263; Book 6422, page 941 and Instrument No. 20150828-0087349; Articles of Incorporation/ Charter of record in Book 7526, page 624,; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 107 13th Avenue Circle, Nashville, TN 37212
(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 31st day of October, 2016.

P & F PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

Bryan D Spicer
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of P & F Properties, a Tennessee general partnership and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 31st day of October, 2016.

MISTY A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

Notary Public
My Commission Expires: _____

File No.: 24220