Davidson County DEEDWARR
Recvd: 06/26/17 14:32 3 pgs
Fees:18.00 Taxes:240.50
20170626-0064127

WARRANTY DEED

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 6/18/19

(AFFIX SEAL)

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
Mark Helbock	new owner	043-10-0-A-064.00
(NAME)	(NAME)	
555 N Dupont Ave., Apartment C-73		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Grissom Group, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Helbock, an unmarried man,** 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:

Land in Davidson County, Tennessee, being Unit C-73 (300) Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, page 179-182, Register's Office for Davidson County, Tennessee.

Being the same propety conveyed to Ronald M. Kelly by Trustee's Deed from Jeffrey M. Grissim, Successor Trustee, dated May 5, 2000, of record in Instrument No. 20000530-0053157, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Grissom Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ronald M. Kelly, dated June 30, 2010, of record in Instrument No. 20100715-0055546, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 555 N Dupont Ave., Apartment C-73, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; the premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Madison Park Condos, of record in Book 5462, page 614; Book 5608, page 551; Book 8014, page 416 and Book 10895, page 319; Restrictions of record in Instrument No. 20150114-0004067; Instrument No. 20150324-0025053; Instrument No. 20150813-0081221; Instrument No. 20150813-0081222 and Instrument No. 20170327-0029689; By-Laws of record in Book 5462, page 614; Agreement of record in Instrument No. 20150324-0025057; Easement of record in Instrument No. 20151130-0120247; and all of record in the Register's Office for Davidson County, Tennessee.

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 23rd day of June, 2017.

Grissom Group, LLC

By: J & J Interiors, Inc., its Managing Member

By:_____
James Crump, III, President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, James Crump, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of J & J Interiors, Inc., Managing Member of Grissom Group, LLC and that he as such President of J & J Interiors, Inc., Managing Member, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President of J & J Interiors, Inc., Managing Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 22nd day of June, 2017.

_____
Notary Public
My Commission Expires: _____

File No.: 25666

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY