BILL GARRETT, Davidson County
Trans:T20170070730 DEEDWARR
Recvd: 08/15/17 14:18 2 pgs
Fees:13.00 Taxes:1406.00
20170815-0083690

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1275

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of August, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Reaves Coker, IV 6203 B New York Ave Nashville, TN 37209	new owner	091-02-1I-001.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Anna Keith Helmrath and husband, Matthew Kristian Helmrath

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Reaves Coker, IV, a single person

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 No. A on the Plan of 6203 New York Townhomes, a Horizontal Property Regime With Private Elements, established and Site Plan of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at 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 of the property, together with common areas.

Being a portion of the same property conveyed to Linda G. Capley, a single person and Brandy N. Elmore, a single person by Quitclaim Deed from Linda G. Capley, a single person, of record in Instrument No. 20040728-0090226, Register's Office for Davidson County, Tennessee, dated June 8, 2004 and recorded on July 28, 2004.

Being a portion of the same property conveyed to Green Eggs and Ham, LLC by Warranty Deed from Linda G. Capley and Brandy N. Elmore, of record in Instrument No. 20150223-0015491, Register's Office for Davidson County, Tennessee, dated February 19, 2015 and recorded on February 23, 2015.

Being the same property conveyed to Anna Keith Helmrath and husband, Matthew Kristian Helmrath by Warranty deed from Green Eggs and Ham LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160512-0047661 Register's Office for Davidson County, Tennessee, dated May 6, 2016 and recorded on May 12, 2016.

Being the same property conveyed to Anna Keith Helmrath and husband, Matthew Kristian Helmrath by Quitclaim deed from Jordan Tlumak and Aimee Lloyd, joint tenants with right of survivorship of record in Instrument No. 20160803-0080349

Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 03, 2016.

Being also known as 6203 B New York Ave Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6203 B New York Ave, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of August, 2017.

Anna Keith Helmrath by Tracy Johnson, attorney in fact
Anna Keith Helmrath by Tracy Johnson, attorney in fact

Matthew Kristian Helmrath by Tracy Johnson, attorney in fact
Matthew Kristian Helmrath by Tracy Johnson, attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Tracy Johnson
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they is Power of Attorney for Anna Keith Helmrath and Matthew Kristian Helmrath, and that this instrument was executed on behalf of the said Anna Keith Helmrath and Matthew Kristian Helmrath for the purposes therein contained pursuant to a Specific Power of Attorney being recorded simultaneously herewith at Book *, Page_____, in the Register's Office for Davidson County, Tennessee.

* 20170815-0083688 and 20170815-0083689

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of August, 2017.

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sarah Simmons
Notary Public
My Commission Expires: 5/8/2018

(Notary Seal)