This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1704121

BILL GARRETT, Davidson County
Trans:T20170078398 DEEDWARR
Recvd: 09/07/17 11:56 2 pgs
Fees:13.00 Taxes:758.50
20170907-0092047

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Robert Helvey, et al	**USAA Federal Savings Bank**	**148-12-0-125.00**
4705 McBride Road	**10750 McDermott Freeway**	
Antioch, TN 37013	**San Antonio, TX 78288**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **RFK Properties, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Robert Helvey, unmarried, and Michael Helvey, married, as joint tenants with the rights of survivorship,** hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 245, on the Plan of Debra Heights, Section 2, of record in Book 3700, page 39, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mario Lavender and Katrina Hammonds, as joint tenants with right of survivorship and not as tenants in common by Warranty Deed from Ricky Ezell Rose and wife, Judy L. Painter-Rose, dated 05/05/2006, recorded 05/11/2006 in Instrument No. 20060511-0055270, Register's Office for Davidson County, Tennessee. Being further conveyed to Katrina Lavender by Quitclaim Deed from Mario Lavender, dated 02/02/2006, recorded 02/04/2016 in Instrument No. 20160204-0010879, Register's Office for Davidson County, Tennessee. Being further conveyed to RFK Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Katrina Lavender, dated 05/12/2017, recorded 05/17/2017 in Instrument No. 20170517-0048905, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **RFK Properties, LLC,** does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND , **RFK Properties, LLC,** further covenants and binds its representatives, to warrant and forever defend the title to the said land to the said Grantee, their and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **4705 McBride Road, Antioch, TN 37013**.

Executed on this 1st day of September, 2017.

RFK Properties, LLC

BY: _____

Rod Fortner, Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Rod Fortner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of **RFK Properties, LLC**, the within named bargainor, a company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Manager with full power and authority.

Witness my hand this 1st day of September, 2017.

_____
Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

_____
Affiant

Sworn to and subscribed to me, the undersigned, this 1st day of September, 2017.

_____
Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19