This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Timothy Steven Daugherty et ux
8541 BEAUTIFUL VALLEY DR
NASHVILLE, TN 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Gardner Financial Services
dba Legacy Mutual Mortgage
2502 Rocanville Pkwy
San Antonio, TX 78231

Map/Parcel
#126140A01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gary J. Helmkamp and Nancy K. Helmkamp, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Timothy Steven Daugherty and Benna Kay Daugherty, husband and wife,** 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 **Lot No. 13** on the **Final Plat of Travis Trace Subdivision, Phase 1A**, as shown by plat and survey of record in Instrument #20141016-0095781, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary J. Helmkamp and Nancy K. Helmkamp by Special Warranty Deed dated August 21, 2015, from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, of record in Instrument #20150824-0085421, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **8541 Beautiful Valley Dr., Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

Bill Garrett Davidson County
Batch# 812 DEEDWARR
09/14/2017 11:22:57 AM 2 pgs
Fees: $13.00 Taxes: $1,339.40
20170914-0093980

WITNESS OUR HANDS, this the **1st** day of **September, 2017.**

Gary J. Helmkamp

Nancy K. Helmkamp

By: Gary J. Helmkamp attyn Fact
Gary J. Helmkamp, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Gary J. Helmkamp**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Nancy K. Helmkamp**, the within named bargainor, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said Nancy K. Helmkamp, and recorded simultaneously herewith in Instrument # 20170914-0093979, of the Register's Office of Davidson, Tennessee.

WITNESS my hand and official seal this 1st day of September, 2017.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $362,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of September, 2017.

NOTARY PUBLIC

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/3/18