WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $475,000.00 Affiant Subscribed and sworn to before me, this 30th day of October, 2017 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael Douglas Hellman, Jr 5200 Elkins Avenue Nashville, TN 37209	new owner	091-15-0112.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Joanne Reich, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael Douglas Hellman, Jr, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being the Easterly 55 feet of the Southerly part of Block No. 7, on the Map of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Said part said block fronts 55 feet on the Northerly side of Elkins Avenue and runs back between parallel lines along the Westerly margin of 52nd Avenue North, formerly 11th Street, 150 feet, more or less, to a dead line.

Being the same property conveyed to Joanne Reich by Warranty deed from David Resuehr and spouse, Holly E. Resuehr of record in Instrument No. 20120719-0063446 Register's Office for Davidson County, Tennessee, dated June 20, 2012 and recorded on July 19, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5200 Elkins Avenue, Nashville, Tennessee 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 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.

Bill Garrett Davidson County
Batch# 21098 **DEEDWARR**
11/02/2017 09:44:56 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20171102-0112396

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-KL-17-5200

Witness my/our hand(s) this 27th day of October, 2017.

Joanne Reich

Joanne Reich

STATE OF Florida
COUNTY OF Pinellas

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joanne Reich; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Clearwater, FL on this the 27th day of October, 2017.

Notary Public

My Commission Expires:

Ginger Renee Pucci
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF935787
Expires 11/12/2019