WARRANTY DEED

Bill Garrett Davidson County
Batch# 27370 **DEEDWARR**
11/17/2017 11:49:06 AM 2 pgs
Fees: $13.00 Taxes: $899.10

20171117-0118312

File No. TE0003540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Olinger	NEW OWNER	072-09-0-074.00
(NAME)	(NAME)	
1609 Jewell St		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(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, I, **Property Help, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana Olinger,** *unmarried* , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

N.

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Victory Heights as of record in Book 1130, Page 97, Register's Office for said County.

Said Lot No. 117 fronts 60' on the Easterly side of Jewell Street and extends back between parallel lines 150' to a dead line.

Being the same property conveyed to Property Help, LLC, a Tennessee limited liability company by Warranty Deed from Jason A. Fisher and Michelle L. Fisher, husband and wife, recorded September 2, 2016 in Instrument No. 20160902-0092879, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1609 Jewell St, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 13th day of November, 2017.

Property Help, LLC, a Tennessee limited liability company

Leslie Membrillo, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie Membrillo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Authorized Agent of Property Help, LLC, a Tennessee limited liability company, a Tennessee limited liability company, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Authorized Agent.

Witness my hand this 13th day of November, 2017.

Notary Public

My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-PR-17-1609