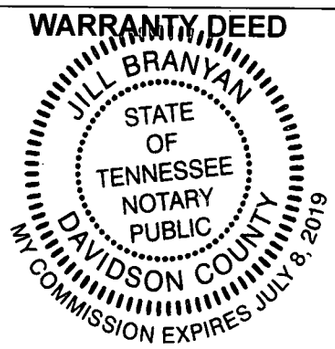
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/08/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Help, LLC	"New Owner"	108-12-0B-135.00co
(NAME)	(NAME)	
73 White Bridge Rd.		
(ADDRESS) Suite 103-174	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Arthur D. Madore Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Property Help, LLC, 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. 72 on the Plan of Phase 1A - Section 5, Harborview of, record in Plat Book 7900, Page 485, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Arthur D. Madore, Jr. and wife, Barbara C. Madore, by Warranty Deed from Williams S. Slayton and wife, Marie S. Slayton, of record in Book 11038, Page 790, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Arthur Dennis Madore, Jr., now a single person, by Quitclaim Deed from Barbara Deneese Chasteen Madore, now a single person, of record in Instrument No. 20020313-0031452, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ☐

This is improved ☑ property, known as 4049 Windwood Lane, Nashville, TN 37214
(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.

Bill Garrett Davidson County
Batch# 51537 **DEEDWARR**
01/25/2018 11:16:15 AM 2 pgs
Fees: $13.00 Taxes: $740.00



20180125-0007838

File No.: 10475
TN Warranty Deed

Witness my hand this 18th day of January, 2018.

Arthur D. Madore Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of January, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Arthur D. Madore Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
01-08-2019

Notary Public

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019