Bill Garrett Davidson County
Batch# 56962 DEEDWARR
02/08/2018 12:37:32 PM 2 pgs
Fees: $13.00 Taxes: $1,401.93

20180208-0012865

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,900.00

Jennifer Welch
Affiant

Subscribed and sworn to before me this 7th day of February, 2018

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie L. Helstern	New Owner	091-09-0X
(NAME)	(NAME)	(MAP)
5912 A Maxon Avenue		001.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Nashville Construction Company Inc., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Carrie L. Helstern, a single person, 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 Unit 5912A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Forrest Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160826-0089351, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee to which plan reference hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Nashville Construction Company, Inc. by Warranty Deed from Robert L. Abbott and wife, Gertrude Abbott, as equal tenants in common, of record in Instrument No. 20160801-0078674 Register's Office for Davidson County, Tennessee.

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: 5912 A Maxon 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.

Witness my/our hand(s) this 7th day of February, 2018.

Nashville Construction Company

Jennifer D Stacey, Authorized Agent

Jennifer D. Stacey, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jennifer D. Stacey, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Authorized Agent of Nashville Construction Company, Inc., the within named bargainor, a corporation, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jennifer D. Stacey, as such Authorized Agent.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of February, 2018.

Notary Public

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/8/21