Return To:

Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March 2018

Notary Public

My commission expires: 2/28/22

NOTARY PUBLIC AT LARGE
Kim Swanner
My Commission Expires February 28, 2022
STATE OF TENNESSEE

Bill Garrett Davidson County
Batch# 68976 DEEDWARR
03/14/2018 10:30:14 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20180314-0024084

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashli Lotz **Jeffrey Lotz**	**NEW OWNER**	**043100A06400CO**
555 North DuPont Apt C73		
Madison, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

Mark Helbock, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashli Lotz and Jeffrey Lotz, wife and husband

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 Unit C-73 (300) Madison Park Condominiums, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, created pursuant to the provisions of the Tennessee Horizontal Property Act, TCA 66-27-101 et seq., and as established by that Master Deed of Madison Park Condos of record in Book 5462, Page 614, as corrected in Book 5608, Page 551, said Register's Office, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Mark Helbock, an unmarried man, by Warranty Deed from Grissom Group, LLC, dated June 23, 2017, of record in Instrument No. 20170626-0064127, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Grissom Group, LLC, by Quitclaim Deed from Ronald M. Kelly, dated June 30, 2010, of record in Instrument No. 20100715-0055546, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed in Book 5462, Page 614, as corrected in Book 5608, Page 551, said Register's Office.

All matters as shown on the plat of record in Plat Book 5200, page 179-182, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

By-laws in Book 5462, Page 614, as amended in Book 10895, Page 319, said Register's Office.

Restrctions in Instrument No. 201501140004067; Instrument No. 201503240025053; Instrument No. 201508130081221; Instrument No. 201508130081222; Instrument No. 201703270029689, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 555 North DuPont Apt C73, Madison, TN 37115.

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 in 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.

_____ Date: 3/1/18
Mark Helbock

_____ Date: _____

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Mark Helbock, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of March, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 2018

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY