WARRANTY DEED

Bill Garrett Davidson County
Batch# 74350 **DEEDWARR**
03/28/2018 11:15:47 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20180328-0028925

J-HS-18-1750-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Auston J. Cartwright	**New Owner**	
(NAME)	(NAME)	**081-11-0-071.00**
5216 Ryan Allen Circle		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, **JOSH HELLMER, MARRIED AND CHARLES MCTORRY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTON J. CARTWRIGHT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 311 on the Map of J.M., J.T., and G.W. Harding's Plan of Lots, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of 22nd Avenue, North, in the Southerly line of a 16-foot alley, being 150 feet Southerly from the South side of Hydes Ferry Pike; thence with the Easterly line of said 22nd Avenue, North, southerly 57 feet to a point; thence Easterly 158 feet to another alley; thence with the Westerly line of the last-mentioned alley, Northerly to the first-mentioned alley; thence with the Southerly margin of said lastmentioned alley, 153 feet, more or less, to the point of beginning.

Being the same property conveyed to Gatna, LLC by Warranty deed from Araminta Williams Family Partnership of record in Instrument No. 20130618-0061931 Register's Office for Davidson County, Tennessee, dated June 14, 2013 and recorded on June 18, 2013.

Being part of the same property conveyed to Josh Hellmer and Charles McTorry by Warranty Deed from Gatna, LLC of record in Instrument No. 20180328-0028908 Register's Office for Davidson County, Tennessee, dated March 16, 2018.

**For the purpose of this conveyance, the subject property is not the Grantors primary residence.

This conveyance is subject to:
- Taxes for 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1750 22nd Ave N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16 DAY OF MARCH, 2018.

Josh Hellmer

CHARLES McTORRY BY AS ATTORNEY IN FACT
Charles McTorry by Josh Hellmer as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, the within named bargainor, 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 and official seal, this the 16th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of , and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 16th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212