THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24608

Bill Garrett Davidson County
Batch# 86281 **DEEDWARR**
04/30/2018 01:03:57 PM 2 pgs
Fees: $13.00 Taxes: $355.20

20180430-0040455

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00.

Dana Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 2018

Priscilla C Urbanek
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Hellmer	Joshua Hellmer	MAP 093-15-0
51 Wharf Avenue	1845 Belle Arbor Pl.	PARCEL 374.00
Nashville, TN 37210	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, **John D. Patton**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Hellmer, a married man, as to 50% undivided interest and Gregory Farricielli, a single man, as to a 50% undivided interest, as tenants in common**

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. 394 on the Plan of Maury and Clairborne's Addition to South Nashville of record in Plat Book 21, Pages 84 and 85 (erroneously referenced as Plat Book 21, Page 35 in prior deeds), 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 Mike Williamson and wife, Jeanne Williams by Warranty deed from Annie S. Smith, unmarried of record in Book 6771, page 884, Register's Office for Davidson County, Tennessee, dated January 24, 1986 and recorded on January 29, 1986.

Also see Quitclaim of record in Book 7170, page 857, in said Register's Office.

Being the same property conveyed to Jeanne Williamson by Quitclaim deed from Mike Williamson of record in Book 7381, page 60, Register's Office for Davidson County, Tennessee, dated June 13, 1987 and recorded on October 19, 1987.

The said Jeanne Williamson aka Jeanne T. Williamson died testate on February 23, 2000. Her estate having been probated of record in Docket No. 00P-342, in the Probate Division of the Circuit Court for Davidson County, Tennessee. John D. Patton was appointed Personal Representative.

Being the same property conveyed to John D. Patton by Personal Representative's Quitclaim deed from John D. Patton as Personal Representative of the Estate of Jeanne T. Williamson of record in Instrument No. 20180307-0021512 Register's Office for Davidson County, Tennessee, dated March 5, 2018 and recorded on March 7, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** UNIMPROVED

() IMPROVED property known as **51 Wharf Avenue, Nashville, TN 37210.**

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 the 27th day of April, 2018.

John D. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John D. Patton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2018.

My Commission expires: March 3, 2020

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2018.

My Commission expires: _____

Notary Public