WARRANTY DEED

Bill Garrett Davidson County
Batch# 86707 **DEEDWARR**
05/01/2018 09:06:53 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180501-0040826

A-JH-18-3837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-7-19

(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Anchored Developments LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**91-4-10.00**
2130 Whitney Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANCHORED DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 45 on the George I. Waddey's unrecorded Subdivision, State Normal Subdivision, according to a survey by W. B. Southgate, dated June, 1916, as follows:

Said Lot 45 fronts 50 feet on the easterly margin of 39th Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Included in the above description, but excluded from this conveyance, is that property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, recorded October 6, 1994 in Book 9486, Page 595, described as follows:

Beginning at a point in the existing east margin of 39th Avenue North, said point being 36.00' left of 39th Avenue North proposed centerline station 31+25.56; thence with the proposed northeast margin of said road having a 215.05 foot radius curve right and southeasterly 27.00' to a point; thence with the existing north margin of a 20' R.O.W. Alley westerly 20' more or less to a point; thence with said existing east margin northerly 18' more or less to the point of beginning, containing 206 square feet.

Being the same property conveyed to Josh Hellmer by Warranty Deed from Fisseha Kassaye recorded March 5, 2018 in Instrument No. 20180305-0020517 and further being the same property conveyed to Fisseha Kassaye by Final Decree Confirming Sale, recorded October 14, 2003 in Instrument No. 20031014-0152169, Register's Office for Davidson County, Tennessee.

**For the purpose of this conveyance the subject property was not the Grantor's primary marital residence.

This conveyance is subject to:

- Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9486, Page 595, Register's Office for Davidson County, Tennessee.
- Covenants. conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants or restrictions violate 42 USC 3604(c).

- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3837 Dr. Walter S. Davis Boulevard, 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 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 27th DAY OF APRIL, 2018.

Josh Hellmer

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 executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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