Bill Garrett Davidson County
Batch# 98316 DEEDWARR
05/30/2018 02:51:41 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20180530-0051631

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $335,000.00.

Amy Dieterle
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of May, 2018.

RWalters
NOTARY PUBLIC

My commission expires: 8.17.19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrew M. Waterman and Lauren Price (NAME)	New Owner (NAME)	108120B13500CO
4049 Windwood Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $335,000.00 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 **Property Help, LLC, as to a 50% undivided interest and Ryan Daugherty, as to a 50% undivided interest,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Andrew M. Waterman and Lauren Price, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 72 on the Plan of Phase 1A - Section 5, Harborview of record in Plat Book 7900, Page 485, 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 Property Help, LLC, by deed from Arthur D. Madore, Jr., of record in Instrument No. 20180125-0007838, said Register's Office. Being the same property conveyed to Ryan Daugherty, married, as to a 50% undivided Interest by deed from Property Help, LLC, a limited liability company, as to a 50% undivided interest, of record in Instrument No. 20180207-0012477, said Register's Office.

This property is __unimproved _X_improved property known as: 4049 Windwood Lane, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of May, 2018.

Property Help, LLC
Tammy Duncan Authorized Agent
BY: Tammy Duncan, Authorized Agent

Ryan Daugherty

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Tammy Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Authorized Agent of Property Help, LLC, the within named bargainor, a limited liability company, and that such Authorized Agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Property Help, LLC as Authorized Agent.

Witness my hand and official seal, at office, on this the 29th day of May, 2018.

Notary Public
My commission expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Ryan Daugherty, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122