WARRANTY DEED

Bill Garrett
Batch# 126188
08/07/2018 03:10:58 PM
Fees: $13.00 Taxes: $721.50

Davidson County
DEEDWARR
2 pgs

20180807-0077752

M-KW-18-809

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Nolan Rossi and Nicole Rossi **Paolo Rossi**	new owner	
(NAME) **1702 Stratford Avenue**	(NAME)	**052-16-0-003.00**
(ADDRESS) TN **Nashville, 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABIGAIL REID NKA ABIGAIL HELLMICH AND CRAIG HELLMICH, WIFE AND HUSBAND,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NOLAN ROSSI AND NICOLE ROSSI, HUSBAND AND WIFE, AND AND PAOLO ROSSI, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, 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. 56 on the Plan of Marlin Meadows, Section No. 1 of record in Plat Book 1835, Page 108, 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 Abigail Reid, a single woman by Warranty deed from David S. Lawson, unmarried of record in Instrument No. 20160805-0081650 Register's Office for Davidson County, Tennessee, dated August 03, 2016 and recorded on August 05, 2016.

The said Abigail Reid having since married and now being known as Abigail Hellmich.

NOTE: CRAIG HELLMICH JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 1835, Page 108, 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: **809 Nix Pass, Madison, Tennessee 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 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 our hands this the 6th DAY OF AUGUST, 2018.

Abigail Reid n/k/a Abigail Hellmich by Laura Mitchell, Attorney-in-Fact
Abigail Reid nka Abigail Hellmich by Laura Mitchell, Attorney-in-Fact

Craig Hellmich by Laura Mitchell, Attorney-in-Fact
Craig Hellmich by Laura Mitchell, 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, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ABIGAIL REID NKA ABIGAIL HELLMICH, and who acknowledged she executed the same as the free act and deed of the said ABIGAIL REID NKA ABIGAIL HELLMICH.

Witness my hand and official seal, this the 6th of August, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th of August, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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