(2)

WARRANTY DEED



Karen Y Johnson Davidson County
Batch# 147237 **DEEDWARR**
10/01/2018 10:57:45 AM 2 pgs
Fees: $13.00 Taxes: $822.51

20181001-0096967

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,300.00

* Laura Marie Helweg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018

Jennifer D Stacey
Notary Public

MY COMMISSION EXPIRES: 10/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura Marie Helweg	Shelter Lending	150-02-0-459.00
(NAME)	(NAME)	
3053 Brantley Drive	P.O. Box 740039	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45274-0039	
(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, WE, **Pamela Ruth Benford and Kerry E. Benford, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Marie Helweg and Michael Martin Helweg, wife and husband,** 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. 16 on the Plan of Resubdivision Lot 16 Percy Priest Meadows Addition-Sec. One and Lot 176 Harbor Gate-Sec. Two Revised, of record in Book 6050, page 503, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Pamela Ruth Benford and Kerry E. Benford, wife and husband, by Warranty Deed from Daryl Spicer and James Deatrick, Jr., dated April 7, 2017, of record in Instrument No. 20170411-0035232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6050, page 503 and Book 6900, page 513; Easement to Gulf Interstate Gas of record in Book 2242, page 251; Deed of conveyance to Metro Nashville Davidson County Department of Water and Sewerage Services for water main of record in Book 8127, page 949 and Book 8127, page 953; Restrictions of record in Book 8047, page 125; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3053 Brantley Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28th day of September, 2018.

Pamela Ruth Benford

Kerry E. Benford

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, Pamela Ruth Benford and Kerry E. Benford, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 28th day of September, 2018.

Notary Public
My Commission Expires: _____

File No.: 28298

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019