WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149773 **DEEDWARR**
10/08/2018 10:08:33 AM 2 pgs
Fees: $13.00 Taxes: $1,642.80

2018-1250

20181008-0099490

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of September, 2018.

(Affix Seal) Notary Public
My Commission Expires: 11/17/20

CHRISTINE N. MARSH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kevin Wang 1305 C Pillow Street Nashville, TN 37203		105-7-2B-1.00

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, I/we, **James David Helton, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kevin Wangn an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Unit C 1305 C Pillow Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1305 C Pillow Street Townhomes of record in Instrument Number 20160204-0011072, 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 a portion of the same property conveyed to E3 Construction Services, LLC by warranty Deed from W.A. Brewer by Warranty Deed from James W. Stinett, Jr., Administrator of the Estate of Edith Mae Ward, of record in Instrument No. 20120914-0083611, Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 14, 2012.

Being the same property conveyed to James David Helton from E3 Construction Services, LLC by Warranty Deed dated January 5, 2017 and recorded January 10, 2017 in Instrument Number 20170110-0002754, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1305 C Pillow Avenue,, Nashville, TN 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 27th day of September, 2018

James David Helton

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named James David Helton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 6-30-2019

