Bk/36 (5)

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155491 **DEEDWARR**
10/31/2018 01:17:41 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20181031-0107851

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00.

Donald K. McWright
Affiant

Subscribed and sworn to me on October 29, 2018.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31959

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonathan Helm 6116 Bresslyn Road Nashville, TN 37205	SAME AS NEW OWNER	091-7-265

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald McWright, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jonathan Helm, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Nos. 705 and 707 of Block No. 108, Plan No. 1 of West Nashville as of record in Plat Book No. 57, pages 74 & 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos 705 & 707 front together 25 (twenty-five) feet each on the northerly side of Michigan Avenue, and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Donald McWright, by Warranty Deed from Mildred McWright Rimlinger, Martha McWright, Robert Edward Glass, Dale McWright, David McWright and Donald McWright, dated August 23, 1996 and recorded August 28, 1996 of record in Book 10169, page 852, Register's Office for Davidson County, Tennessee. Affidavit of Heirship of record as Instrument No. 20181031-0107847 and Instrument No 20181031-0107848 and before further deeded by Quitclaim Deed of record as Instrument No. 20181031-0107849, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 4802 Michigan 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 29th day of October, 2018.

Donald K. McWright

Donald McWright

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 29, 2018, before me personally appeared Donald McWright to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on October 29, 2018.

NOTARY PUBLIC

My Commission Expires: 9/1/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021