Karen Y Johnson Davidson County
Batch# 155793 **DEEDWARR**
11/01/2018 12:52:58 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20181101-0108328

WARRANTY DEED

2018-1283

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of October, 2018.

April G. Nichols State of Tennessee Notary Public Williamson County

(Affix Seal)

Notary Public

My Commission Expires: 6-30-2019

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#:
Jonathan V Diedrich 1035 D Pillow Street Nashville, TN 37203	SAME	105072B00200CO

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**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan V Diedrich**, 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 D, 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 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 No 20170110-0002759, further conveyed January 6, 2016 in Instrument #20160106-0001014, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1035 D Pillow Street, 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 22nd day of October, 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 22nd day of October, 2018.

Notary Public
My Commission Expires: 6-30-2019

