Karen Y Johnson Davidson County
Batch# 164560 DEEDWARR
11/21/2018 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $249.75
20181121-0114868

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $67,500.00

Affiant

Subscribed and sworn to before me, this 16th day of November 2018.

Notary Public

My commission expires: 9/7/21

NOTARY PUBLIC STATE OF TENNESSEE MARK B. LEEDOM COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark Helbock	**NEW OWNER**	**043100A02400CO**
1040 1St Avenue North ~~**PO Box 121916**~~		
Nashville, TN ~~37212~~ 37201		

FOR AND IN 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 ACKNOWLEDGE, WE,

GB Capital, LLC., A Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Helbock

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 Unit A-3 (310), Madison Park Condominiums of record in Plat Book 5200, pages 179-182, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Residential Renovations Partnership, by Warranty Deed from Robert A. Green, dated September 14, 2016, of record in Instrument No. 20160919-0098102, Register's Office for Davidson County, Tennessee. Residential Renovations Partnership conveyed subject property to GB Capital LLC, by Quitclaim Deed dated December 5, 2016, of record in Instrument No. 20161213-0130340, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Bylaws of record in Book 5462, page 625, amended in Book 10895, page 319, said Register's Office.

Storm Water Detention Agreement of record in Book 6160, page 607, said Register's Office.

HOA Leasing rules of record in Instrument No. 20150114-0004067, Instrument No. 20150324-0025053, said Register's Office.

Management Redevelopment Agreement of record in Instrument No. 20150324-0025057, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 555 N Dupont Street Apt A3, Madison, TN 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 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 in 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.

GB Capital, LLC

By:_____ Member Date: 11/15/18
Brett Barron Mansfield, Member

_____ Date:_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRETT BARRON MANSFIELD** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Member of GB CAPITAL, LLC and that he is authorized by GB CAPITAL, LLC to execute this instrument on its behalf.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

