WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 172504 DEEDWARR
12/11/2018 09:04:31 AM 2 pgs
Fees: $13.00 Taxes: $259.00

20181211-0120342

A-JH-18-61

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Josh Hellmer	**New Owner**	
(NAME)	(NAME)	**93-16-212.00**
1071 2nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **SUNNYBROOK INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSH HELLMER, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows:

Situated in the City of Nashville and in Maury & Claiborne's Addition to South Nashville, a Plan of which is recorded in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The property herein conveyed is the easterly 19 feet of Lot No. 272 and the westerly 19 feet of Lot No. 273 in said Maury and Claiborne's Addition fronting together thirty eight feet to the southerly side of Cannon Street and running back between parallel lines one hundred and sixty five feet, more or less, to an alley and is bounded thus: beginning at a point in the southern margin of Cannon Street 86 feet easterly from the intersection of Cannon and Lewis Streets and runs thence eastwardly with the southern margin of Cannon Street thirty eight feet to a point thence at right angles one hundred and sixty five feet, more or less, to an alley; thence with said alley westwardly thirty eight feet to a point; thence at right angles northwardly and parallel with the second line, one hundred and sixty feet more or less to the place of beginning.

Being the same property conveyed to Sunnybrook Investment Company, LLC, a Tennessee limited liability company, by Quitclaim Deed from Michael J. Dickerson, recorded July 10, 2017 in Instrument No. 20170710-0069126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Dickerson by Warranty Deed from Nadine M. Sykes Investment, by and through Ora Eads and David Tidball d/b/a Nadine M. Sykes Investment, recorded February 11, 1988 in Book 7467, Page 495, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **61 Cannon Street, Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7 DAY OF DECEMBER, 2018.

Sunnybrook Investment Company, LLC, a Tennessee Limited Liability Company

BY:_____
Jeremy M. Boczulak
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY M. BOCZULAK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of SUNNYBROOK INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212