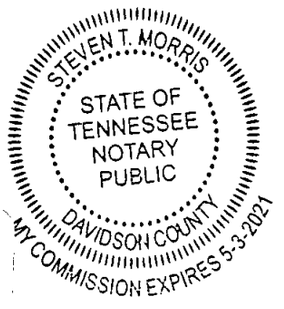
Warranty Deed



Karen Johnson Davidson County
Batch# 221215 DEEDWARR
04/23/2019 03:00:58 PM 2 pgs
Fees: $13.00 Taxes: $4,273.50



20190423-0037342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,155,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2019.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph Helm Anne Marie Helm		
221 C St.	New Owner	104-11-0-237.00
San Rafael, CA 94901		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **K&D WERKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH HELM AND ANNE MARIE HELM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 89 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot No. 89 fronts 60 feet on the Northerly side of Essex Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Lucius B. Dubose and wife, Linda B. Dubose by Warranty deed from Mabel Walker as surviving tenant of the entirety of record in Book 5165, page 414, Register's Office for Davidson County, Tennessee, dated June 28, 1977 and recorded on June 29, 1977.
Being the same property conveyed to The Lenda and Lucius DuBose Irrevocable Trust by Tennessee Quitclaim deed from Lenda and Lucius Dubose of record in Instrument No. 20111020-0081843 Register's Office for Davidson County, Tennessee, dated October 13, 2011 and recorded on October 20, 2011.

Being the same property conveyed to The Lenda and Lucius DuBose Revocable Trust by Tennessee Quitclaim deed from Lenda and Lucius DuBose, as the sole Trustees of the Lenda and Lucius DuBose Irrevocable Trust of record in Instrument No. 20111115-0089216 Register's Office for Davidson County, Tennessee, dated November 10, 2011 and recorded on November 15, 2011.

Being the same property conveyed to K&D Werks, LLC by Warranty deed from Lucius Dubose and Printha Kyle McCallum, as Co-Trustees of the Lenda and Lucius Dubose Revocable Trust U/A/D November 10, 2011, as revised by First Amended and Restated Trust Agreement dated November 14, 2017 of record in Instrument No. 20180719-0070618 Register's Office for Davidson County, Tennessee, dated July 17, 2018 and recorded on July 19, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2602 Essex Place, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of April, 2019.

K&D Werks, LLC, a Tennessee Limited Liability Company

David Wilson, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of K&D Werks, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of April, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022