WARRANTY DEED

Karen Johnson Davidson County
Batch# 264187 DEEDWARR
07/30/2019 02:17:38 PM 2 pgs
Fees: $13.00 Taxes: $2,327.30

20190730-0075023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $629,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2019.

Notary Public

My commission expires:

(AFFIX SEAL)

JANA L. LESLIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Samuel P. Helmbrecht **Cindy C. Helmbrecht**	Pinnacle Financial Partners	**Map 115-11-0 Parcel 096.00**
6240 Vosswood Drive	150 3rd Ave S, # 1000	
Nashville, TN 37205	Nashville, TN 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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James R. Hinchman and wife, Glenda P. Hinchman

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

Samuel P. Helmbrecht and Cindy C. Helmbrecht, husband and wife

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 Lot No. 153 on the Plan of West Meade Farms, Inc., Section G, of record in Plat Book 1835, Page 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to James R. Hinchman and wife, Glenda P. Hinchman, by Deed dated July 10, 2000 from Kirk P. Johnson and wife, Libby E. Johnson, of record in Instrument No. 20000711-0068566, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 1835, Page 115, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictions for detached Structure of record in Instrument No. 20011108-0122648, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **6240 Vosswood Drive, Nashville, TN 37205**

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 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 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 **July, 2019.**

James R. Hinchman

Glenda P. Hinchman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James R. Hinchman and Glenda P. Hinchman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **July, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY