Karen Johnson Davidson County
Batch# 293139 DEEDWARR
09/30/2019 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20190930-0099278

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$95,000.00~~ Affiant Subscribed and sworn to before me, this 26 day of September, 2019. Notary Public My commission expires: 5.2022

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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:
Paula Reynolds	**Fifth Third Bank**	**043100A02400CO**
555 N Dupont Avenue A-3	**5050 Kingsley Dr MD 1MOB2X**	
Madison, TN 37115	**Cincinnati, OH 45227**	

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,

Mark Helbock, an unmarried man

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

Paula Reynolds, unmarried woman

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 the same property conveyed to Mark Helbock, by Warranty Deed from GB Capital, LLC., a Tennessee limited liability company, dated November 15, 2018, of record in Instrument No. 20181121-0114868, Register's Office for Davidson County, Tennessee.

Previously being a portion of the same property conveyed to GB Capital, LLC, by Quitclaim Deed from Residential Renovations Partnership, 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:

Restrictions of record in Book 5462, page 614-649, corrected by Book 5608, page 551, amended in Book 8014, page 416, Instrument No. 20150813-0081221, Instrument No. 20150813-0081222, Instrument No. 20170327-0029689, and Instrument No. 20180426-0039524, said Register's Office.

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.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 555 N Dupont Avenue A-3, 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.

Mark Helbock Date: 9/26/19

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mark Helbock, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2019.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/6/22

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)

