WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,769,000.00.

Affiant

Subscribed and sworn to me on September 30, 2019.

NOTARY PUBLIC

My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 294521 DEEDWARR
10/02/2019 09:06:13 AM 2 pgs
Fees: $13.00 Taxes: $6,545.30
20191002-0100385

PREPARED BY: RETURN TO:
DAKKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32879

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Scott Williams Leslie Homra 6116 Bresslyn Road Nashville, TN 37205	New Owner	115-12-068

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jonathan Helm and Jenifer Helm, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Scott Williams and Leslie Homra, husband and wife,, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of West Meade Farms, Section "C", of record in Book 1835, page 44, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Helm and Jenifer Helm, husband and wife, by Warranty Deed dated May 16, 2016 and recorded May 17, 2016 from Josh Gunnels, married and Eastern 1031 Starker Exchange, LLC, of record as Instrument No. 20160517-0049406, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6315, page 963, said Register's Office.
3. Restrictive Covenants for Detached Structure of record as Instrument No. 20170419-0038449, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6116 Bresslyn Road, 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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 30th day of September, 2019.

Jonathan Helm

Jenifer Helm

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 30, 2019, before me personally appeared Jonathan Helm and Jenifer Helm to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 30, 2019.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021