Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 340027 DEEDWARR
01/07/2020 02:42:20 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20200107-0002238

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

SR
Affiant

Subscribed and sworn to before me, this 2ND DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-13-2021

(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Helm and wife Jenifer Helm	NEW OWNERS (NAME)	103 13 0026.00
401 Hillwood Boulevard (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of SEVEN HUNDRED FIFTEEN THOUSAND DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael Rippetoe and wife Karen Rippetoe, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jonathan Helm and wife Jenifer Helm, hereinafter called the Grantees, their heirs 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 LOT NO. 16 ON THE PLAN OF HILLWOOD ESTATES, SECTION THREE, OF RECORD IN PLAT BOOK 1835, PAGE 135, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL RIPPETOE AND WIFE KAREN RIPPETOE BY WARRANTY DEED FROM ROBERT H. FESMIRE AND WIFE MAUREEN FESMIRE OF RECORD IN INSTRUMENT NO. 20021206-0150724 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 401 Hillwood Boulevard, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 2nd day~~ of January, 2020.

Michael Rippetoe

Karen Rippetoe

STATE OF Tennessee
COUNTY OF Davidson

WARRANTY DEED

(Continued)

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Rippetoe and wife Karen Rippetoe, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of January, 2020.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072