THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 384288 DEEDWARR
04/13/2020 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20200413-0038171

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Regional Holdings, LLC P.O. Box 707 Clarksville, TN 37041-0707	New Owner	092-16-0B-076.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael Helton and Matthew Helton**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Regional Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, This property has never been the primary residence of the Grantors, said property described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 707, on the Plan of University Square Condominium, according to the Master Deed of record in Book 7051, page 529, and as amended in Book 7119, Page 884, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description, together with common elements and right to occupy and use parking space 770 35-19.

Being the same property conveyed to Michael Helton, married, by Warranty Deed from Jamie Lee Stone, unmarried, of record on May 9, 2007, at Instrument No. 20070509-0055692, Davidson County Register of Deeds. Further being the same property conveyed to Michael Helton and Matthew Helton, by Quitclaim Deed from Michael Helton, of record on July 26, 2007, at Instrument No. 20070726-0088628, Davidson County Register of Deeds.

This is property commonly known as 900 19th Avenue South Nashville, TN 37212.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 9 **day of April, 2020:**

Michael Helton By Matthew Helton Attorney in Fact

Michael Helton By Matthew Helton, Attorney in Fact

Matthew Helton

Matthew Helton

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Helton,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of April, 2020.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/3/22

STATE OF TENNESSEE

COUNTY OF Williamson

On this 9 day of April, 2020, before me personally appeared **Matthew Helton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Michael Helton**, and who acknowledged that such person executed the same as the free act and deed of **Michael Helton** . Witness my hand and official seal, this the 9 day of **April, 2020**:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/3/22

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$175,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 9 DAY OF April, 2020.

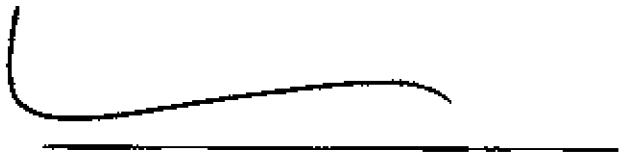
Notary Public

My Commission Expires: 5/3/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

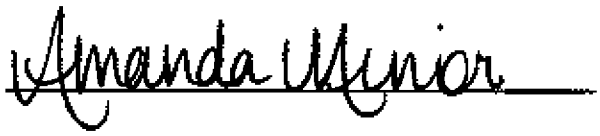
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

