Boy 36

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co. File FTEC File No. 354[illegible]04-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 7th day of May, 2020. Notary Public My Commission Expires: 9-7-2021

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Jonathan Webb Helm, Jenifer Leigh Helm 4915 Sewanee Road Nashville, TN 37221	Send Tax Bills To: Jonathan Webb Helm, Jenifer Leigh Helm 4915 Sewanee Road Nashville, TN 37221	Tax Information: Map and Parcel No.: 104 09 0 074 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Robin B. Johnson, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jonathan Webb Helm and Jenifer Leigh Helm, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3728 Richland Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 398015 **DEEDWARR**
05/08/2020 03:51:34 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00

20200508-0048341

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of May, 2020.

Robin B. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin B. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2020.

Notary Public

My Commission Expires:

10-2-2023



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 185, "Block 8" on the plan of Richland Realty Company's Division "A", which shows said property divided into blocks but does not show a subdivision into smaller lots, of record in Book 161, page 151, Register's Office for said County.

Said Lot No. 185 of "Block 8" fronts 50 feet on the northerly margin of Richland Avenue and extends back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to Louis C. Johnson, III, and wife, Robin B. Johnson by deed dated April 20, 1993 from Gary W. Preston and wife, Gail E. Preston and Mark W. Cook, unmarried of record in Book 8922, page 604, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree for Divorce filed in Docket No. 13D-1399, Third Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated June 25, 2014 of record in Instrument No. 20140710-0060942, Register's Office for Davidson County, Tennessee, Louis C. Johnson, III, an unmarried man, conveyed his interest in subject property to Robin B. Johnson.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 104 09 0 074 00.
2. All matters appearing on the Plan of record as Book 161, page 151, Register's Office for Davidson County, Tennessee.