Bk/ 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 413901 DEEDWARR
06/12/2020 12:00:32 PM 2 pgs
Fees: $13.00 Taxes: $1,280.20

20200612-0060378

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 346,000.00.

June Powell
Affiant

Subscribed and sworn to me on June 11, 2020.

Todd A. Bricker
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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33537

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonathan Webb Helm and Jenifer Leigh Helm 4915 Sewanee Road Nashville, TN 37221	SAME AS NEW OWNER	131-03-0-339.00

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, 114 Property, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jonathan Webb Helm and Jenifer Leigh Helm, 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. 3 on the Plan of Resubdivision of Lots 1, 2, 3 and 4, Cook Subdivision of record in Plat at Instrument No. 20111123-0091578 amending 20070731-0090426 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 part of the same property conveyed to 114 Property, LLC by Quitclaim deed from L & H Building Group, LLC of record in Instrument No. 20190104-0001160 Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on January 04, 2019.

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

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20111123-0091578 amending Instrument No. 20070731-0090486, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 118 and 119, Plat Book 974, Page 19 and Instrument No. 20040804-0093340, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1703 Shackleford Road, Nashville, TN 37215.

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 11th day of June, 2020.

114 Property, LLC, a Tennessee Limited Liability Company

By: _____
Donald Loftis, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Donald Loftis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the Chief Manager of 114 Property, LLC, the within named bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation/limited liability company/partnership by himself/herself as Chief Manager.

Witness my hand and official seal on June 11, 2020.

_____
Notary Public

My Commission Expires: 9/11/21

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