WARRANTY DEED

Karen Johnson Davidson County
Batch# 473912 DEEDWARR
09/11/2020 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,612.20
20200911-0103934

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $706,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-2021
(AFFIX SEAL)

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Drive, Ste 400, Franklin, TN 37067

File No.: 20-CD-198

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jerry J. Helton	North American Savings Bank, FSB	105013M00200
(NAME)	(NAME)	
1039 14th Avenue South	12498 South 71 Hwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Grandview, MO 64030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Six Thousand And No/100 Dollars ($706,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PREMIER PMC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY J. HELTON, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE, HIS HEIR AND ASSIGN, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit B on the plat of 1037 14th Avenue South, a Horizontal Property Regime with private elements, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 1037 14th Avenue South, a Horizontal Property Regime, of record in Instrument No. 20191010-0104125, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Premier PMC, LLC, a Tennessee limited liability company, by Warranty Deed, from Gerry L. Moffett and Jeanette S. Moffett, Co-Trustees of the Moffett Family Living Trust dated December 6, 2007, deed dated September 26, 2019, recorded October 3, 2019, of record in Instrument No. 20191003-0101117, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Gerry L. Moffett and Jeanette S. Moffett, Trustees, The Moffett Family Living Trust dated December 6, 2007, by Warranty Deed, from Jeanette Moffett and

spouse, Gerry Moffett, deed dated August 27, 2014, recorded September 8, 2014, of record in Instrument No. 20140908-0082045, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1039 14th Avenue South, Nashville, TN 37212
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 9th day of September, 2020.

Premier PMC, LLC

BY: _____
Todd Jackson as Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie M. Collum, a Notary Public of said State and County aforesaid, personally appeared Todd Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Premier PMC, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand, at office, this 9th day of September, 2020.

Leslie M Collum
Notary Public

My Commission Expires: _____

LESLIE M. COLLUM
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 08, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY