Karen Johnson Davidson County
Batch# 477968 DEEDWARR
09/17/2020 12:38:30 PM 4 pgs
Fees: $23.00 Taxes: $5,735.00
20200917-0106645

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35706-08-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00. Judy L. Robeson Affiant Subscribed and sworn to before me this 30th day of September, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jonathan Helm, Jenifer Helm 5031 Hill Place Nashville, TN 37205	Send Tax Bills To: SAME AS NEW OWNER	Tax Information: Map and Parcel No.: 116020B05900CO

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, Judy L. Robeson, Trustee of The Robert E. Robeson 2012 Family Trust U/A/D December 19, 2012, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jonathan Helm and Jenifer Helm, husband and wife ("Grantees"), their successors, 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 5031 Hill Place, Nashville, TN 37205.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2020.

Judy L. Robeson, Trustee

Judy L. Robeson, Trustee
of the Robert E.Robeson Family Trust Agreement
U/A/D December 19, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judy L. Robeson, Trustee of the Robert E. Robeson 2012 Family Trust U/A/D December, 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 30th day of September, 2020.

Notary Public 3/6/24

My Commission Expires:

GEORGE E. MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 64 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913, and pages 923-932 (at page 927), as amended by Surveyor's Certificate of Correction, of record in Book 10058, page 112, all in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Judy L. Robeson and Stephanie R. Hawkins and Ashley R. Beziat, Trustees of The Robert E. Robeson 2012 Family Trust dated December 19, 2012 by Quitclaim Deed dated December 28, 2012 from Robert E. Robeson of record in Instrument No. 20130124-0008042, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Hill Place, of record in Book 9645, page 85 amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20000322-0029124 and Instrument No. 20010510-0048634, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Hill Place Homeowners Association of record in Book 9737, page 400, and Instrument No. 20090324-0026385, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record in Plat Book 7900, page 913 and pages 923 through 932, (at page 927) amended by Surveyor's Certificate of Correction in Book 10058, page 112, Register's Office for Davidson County, Tennessee.
5. Easement for sewer of record in Book 3506, page 63, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6391, page 530, and Book 8223, page 594, Register's Office for Davidson County, Tennessee.

I, the undersigned, 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.

JUNE ROWELL

State of Tennessee)
County of Davidson)

Personally appeared before me Bobbie Cooper, the undersigned, a Notary Public for this county and state, June Rowell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

