(1)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $377,000.00.

Affiant

Subscribed and sworn to before me this 9th day of July, 2021.

Notary Public

My commission expires: 01-06-25

Karen Johnson Davidson County
Batch# 674752 DEEDWARR
07/12/2021 09:50:38 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20210712-0093153

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Eric Gosselin	Fairway Independent Mortgage	095-12-0-008.00
2504 Woodberry Dr	P.O. Box 117298	
Nashville, TN 37214	Carrollton, TX 75011	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Eleven Twenty-Nine, LLC, a Nevada Limited Liability Company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Eric Gosselin

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Woodberry Park of record in Plat Book 2133, Page 119, 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 the same property conveyed to Aaron D. Helvig and Rebecca E. Helvig, husband and wife by Warranty deed from Dan L. Warfield and wife, Linda K. Warfield of record in Instrument No. 20130604-0056083 Register's Office for Davidson County, Tennessee, dated May 28, 2013 and recorded on June 04, 2013.

Being the same property conveyed to Eleven Twenty-Nine, LLC, a Nevada Limited Liability Company by Warranty deed from Aaron D. Helving and Rebecca E. Helvig, husband and wife of record in Instrument No. 20200605-0058153 Register's Office for Davidson County, Tennessee, dated May 27, 2020 and recorded on June 05, 2020.

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This is **improved** property known as **2504 Woodberry Dr, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of July, 2021.

Eleven Twenty-Nine, LLC

Richard Burton, Authorized Signor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Richard Burton, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Signor of Eleven Twenty-Nine, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Authorized Signor.

Witness my hand and official seal this 2nd day of July, 2021.

Notary Public

My Commission Expires: 9/6/24

MICHELLE M. LOCKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Lenders Title Company File No. 21-000391-525

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