BILL GARRETT, Davidson County
Trans:T20160018965 DEEDWARR
Recvd: 03/08/16 14:19 2 pgs
Fees:13.00 Taxes:1202.50
20160308-0022204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

David Helton
Affiant

Subscribed and sworn to before me, this 7th day of March, 2016.

Mitchell A. Watts
Notary Public

My commission expires: 8.21.17

(Notary Stamp) MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Road, Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David Helton	David Helton	092-16-0-B-004.00CO
900 19th Avenue South #104	900 19th Avenue South #104	
Nashville, TN 37212-2125	Nashville, TN 37212-2125	

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,

Joseph D. Porter, unmarried

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

David Helton, unmarried

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

BEING Unit 104 on the Plan of University Square Condominium Apartments of record in Plat Book 6900, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of University Square Condominium Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 7051, Page 529, amended in Book 7119, Page 884, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joseph D. Porter, unmarried, by Warranty Deed dated March 25, 2014, from Seli Aku Boni, married, of record as Instrument No. 20140327-0025495 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 900 19th Avenue South #104, Nashville, TN 37212-2125.

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 he 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 himself, his heirs and representatives, 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 7th day of March, 2016.

Joseph D. Porter by Lee Lunsford, Attorney in Fact

Joseph D. Porter by Lee Lunsford,
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lee Lunsford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Joseph D. Porter and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Joseph D. Porter.

Witness my hand and official seal this 7th day of March, 2016.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 316005