BILL GARRETT, Davidson County
Trans:T20160020903 DEEDWARR
Recvd: 03/14/16 15:41 4 pgs
Fees:23.00 Taxes:448.37
20160314-0024233

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Jaime Raybin 4805A Nebraska Avenue Nashville, TN 37209	New Owner	103-03-0-250.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KENSUKE NAKAMURA,** an unmarried man ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JAIME RAYBIN**, an unmarried woman ("Grantee"), all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (collectively, the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's successors and assigns forever, all of Grantor's right, title and interest in and to the Property. Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple, and has a good right to convey it. Grantor does hereby covenant to and with Grantee, its successors and assigns, to warrant and defend the title to the Property herein conveyed against the claims of all persons, subject to taxes for the current year which have been prorated and assumed by Grantee.

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 caused this instrument to be dated and effective as of the 14 day of March, 2016.

Signature page to General Warranty Deed]

WITNESS our hands this 14 day of March, 2016.

GRANTOR:

Kensuke Nakamura

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Kensuke Nakamura, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 14th day of March, 2016.

Kimberley J Raymond
Notary Public

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-11-17

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $121,180.62.

Andrea P. Perry

AFFIANT

Subscribed and sworn to before me, this 14th day of March, 2016.

Kimberley J Raymond

NOTARY PUBLIC

My Commission Expires:

9-11-17

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee being Lot No. 3 and the West 2 feet of Lot No. 2, Block 20, on the Plan of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot and part of said lot adjoin and front together 52 feet on the south side of Nebraska Avenue and run back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Jaime Raybin and Kensuke Nakamura as joint tenants with the right of survivorship, by deed, of record in Instrument No. 20100113-0002989, Register's Office for Davidson County, Tennessee.

This is improved property known as 4805 Nebraska Avenue, Nashville, Tennessee 37209.