Davidson County DEEDWARR
Recvd: 07/25/16 11:14 3 pgs
Fees:18.00 Taxes:1017.50
20160725-0076233

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2016.

Notary Public
My commission expires: 02/25/20 12-1-18

ROBERT WESLEY BROWN * STATE OF TENNESSEE NOTARY PUBLIC * MONTGOMERY COUNTY

05-1605-66896

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Minako T. Hofman	Minako T. Hofman	073-05-0-145.00
6157 Omega Street	6157 Omega Street	
Riverside, CA 92506	Riverside, CA 92506	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marie McElroy, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Minako T. Hofman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Section 7, Riverwood Heights, of record in Book 2854, Page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to S. J. Dale and wife, Lottie C. Dale by deed from Jay C. Evans and wife, Sarah C. Evans, dated March 16, 1959, recorded March 17,1959, of record in Book 2881, Page 129, Register's Office for Davidson County, Tennessee. The said S. J. Dale having since died on June 19, 2001, intestate, leaving Lynda Kay Dale Helton her sole surviving heir at law. Affidavit of Heirship filed February 6, 2015 of record in Instrument No. 20150206-0011294, and Instrument No. 20150206-0011295, said Register's Office. The said Lynda Kay Dale Helton having since died on October 21, 2003. A Small Estate Affidavit was filed in Docket No. 03P1783, Davidson County Probate Court. William Thomas Helton is the sole surviving heir at law of Lynda Kay Dale Helton. Affidavit of Heirship filed on February 6, 2015 of record in Instrument No. 20150206-0011296, and Instrument No. 20150206-0011297, said Register's Office. The said William Thomas Helton having since died on June 9, 2009. The Estate of William Thomas Helton was filed for administration in Docket No. 09P-987, Davidson County Probate court. Marie McElroy was granted Letters of Administration. Marie McElroy is the sole surviving heir at law of William Thomas Helton. Affidavit of Heirship filed on February 6, 2015, of record in Instrument No. 20150206-0011298, and Instrument No. 20150206-0011299, said Register's Office.

Further being part of the same property conveyed to Marie McElroy by Administrator's Deed from Marie McElroy, Administrator for the Estate of William Thomas Helton, deceased, dated February 9, 2015, recorded February 10, 2015, of record in Instrument No. 20150210-0012126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2201 Cooper Lane, Nashville, TN 37216.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 22nd day of July, 2016.

Marie McElroy

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marie McElroy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 22nd day of July, 2016.

Hutch Henderson Robert Wesley Brown
State of Tennessee at Large

My Commission expires: 12-11-18

ROBERT WESLEY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, **Rachelle Caudill**, 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.

Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020