(Notary Stamp) 	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $162,000.00. Affiant Subscribed and sworn to before me, this 26th day of July, 2016. Notary Public My commission expires: 8.21.17

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Carol B. Nichols	**New Owner**	**131-02-0A-027.00-CO**
2116 Hobbs Road E8		
Nashville, TN 37215-3399		

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,

Makiko Y. Helton, unmarried

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

Carol B. Nichols, 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 No. E-8, on the Plan of Hobbs House Apartments, as shown on plat of record in Plat Book 4595, page 74, and amended in Book 5200, page 54, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to William R. Helton and wife, Makiho (correctly spelled "Makiko") Y. Helton, by Warranty Deed dated December 30, 1994, from Mary Charlene Jones of record in Book 9564, page 58, Register's Office for Davidson County, Tennessee; the said William R. Helton (aka William Richard Helton) having since died on December 5, 2015.

BILL GARRETT, Davidson County
Trans:T20160064780 DEEDWARR
Recvd: 07/28/16 08:38 3 pgs
Fees:18.00 Taxes:599.40
20160728-0077539

This is improved property known as 2116 Hobbs Road E8, Nashville, TN 37215-3399.

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 25th day of July, 2016.

Makiko Y. Helton
MAKIKO
myH

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Makiko Y. Helton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this _____ day of July, 2016.

_____
Notary Public
My Commission Expires: _____

See Attached

SolomonParks File No. 316169

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Solano

On 25 July 2016 before me, MARISA VIGO, Notary Public, personally appeared

MaKiKo Y. Helton who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marisa Vigo

Signature of Notary Public

MARISA VIGO
Commission # 2039056
Notary Public - California
Solano County
My Comm. Expires Aug 26, 2017

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

_____
(Title or description of attached document)

_____
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

_____
(additional information)