Bill Garrett Davidson County
Batch# 88205 DEEDWARR
05/04/2018 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20180504-0042710

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|---|---|
| (Notary Stamp) MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER | **STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br>The actual consideration or value, whichever is greater, for this transfer is $420,000.00.<br>Samantha Jackson<br>Affiant<br>Subscribed and sworn to before me, this 3rd day of May, 2018.<br>Mitchell A Watts<br>Notary Public<br>My commission expires: 7.19.21 |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Samantha Jackson and Kevin Jackson | NEW OWNER | 091-02-4J-002.00-CO |
| 6016B California Avenue | | |
| Nashville, TN 37209 | | |

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,

**James E. Nell, married**

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

**Samantha Jackson and Kevin Jackson, wife and husband**

(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. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6016 California Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161212-0129886, and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to James E. Nell by Warranty Deed from MRB Developers LLC of record as Instrument No. 20161101-0115155 Register's Office for Davidson County, Tennessee.

James E. Nell being one and the same person as James Edward Nell.

The subject property is not now nor has it ever been the marital residence of the Grantor or the Grantor's spouse.

This is improved property known as 6016B California Avenue, Nashville, TN 37209.

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 3rd day of May, 2018.

James E. Nell

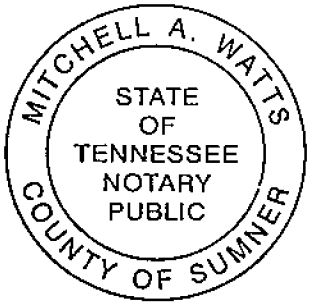
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James E. Nell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 3rd day of May, 2018.

Notary Public
My Commission Expires: 7-19-21

SolomonParks File No. 18-001134-528



TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal