WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Richard Holton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2010.

Notary Public

(AFFIX SEAL)

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20100022257 DEEDWARR
Recvd: 04/14/10 15:41 2 pgs
Fees:13.00 Taxes:2960.00
20100414-0028264

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Holton Group, LLC	New Owner	
(NAME) 401 Church Street, Suite 2900	(NAME)	117-10-108
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANNIE S. CAMPBELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE HOLTON GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS 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 the northerly part of Lots Nos. 12 and 13 of Block "C" on the Map of Hillsboro Views, as of record in Book 974, pages 64 and 65, Register's Office for said County, described together as follows:

Beginning on the westerly margin of Bedford Avenue, at the northeast corner of the property conveyed to James J. Shields and wife, by deed from A.W. Neal and wife, as of record in Book 1468, page 663, said Register's Office; thence with Shields' northerly line, westerly 191 feet more or less to a point in the westerly line of Lot No. 13, being Shields northwest corner; thence with said line, northwardly 61 feet 6 inches to the southerly margin of Crestmoor Road, formerly Henry Avenue; thence with said road, eastwardly 149 feet to the beginning of a curve; thence around said curve, in a southeasterly direction 66 feet more or less to the westerly margin of Bedford Avenue; thence with said Avenue, southwardly 57 feet to the beginning.

Being the same property conveyed to James Marshall Campbell, Jr. and wife, Annie S. Campbell by deed from H. E. Pace and wife, Leigh N. Pace, dated June 17, 1966, of record in Book 4027, page 859, Register's Office for Davidson County, Tennessee. By Final Judgment of Divorce of record in Instrument No. 20050921-0113283, Register's Office for Davidson County, Tennessee, the subject property was divested out of James M. Campbell and vested in Annie S. Campbell.

This conveyance is subject to (a) 2010 real property taxes, which have been assumed by the Grantee; (b) all matters appearing on the plan of record in Book 974, pages 64 and 65; and (c) restrictions of record in Book 1181, page 148, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3801 Bedford Avenue, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized 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; and I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 14th day of April, 2010.

Annie S. Campbell

Annie S. Campbell

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 Annie S. Campbell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of April, 2010.

John Gregory Hardeman Notary Public



My Commission Expires MAR. 4. 2013