WARRANTY DEED

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires February 18, 2013

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

John E Hampton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2010.

Veronica E. Victory
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Hampton	Wyndham Capital Mortgage	11-28.00
(NAME)	(NAME)	
2856 Greer Road	6115 Park Dr. Suite 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Charlotte NC 28210	
(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,

S & S Housing, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John E. Hampton and wife, Leslie Hampton,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of land in the northern portion of Davidson County, Tennessee, being located in the eleventh Councilmanic District of said county, bounded on the west by the Right-of-Way (ROW) of Greer Road (50 foot ROW), on the north by lands of Marshal G. Crotts as recorded in Instrument No. 20000619-60743 recorded in the Register's Office of Davidson County, Tennessee (RODC), on the east by the lands of William D. Patton as recorded in Book 5075, Page 422 RODC, and on the south by the lands of Gary F. Hahn as recorded in Book 7360, Page 296 RODC. Being more particularly described as follows:

COMMENCING on the western ROW margin of Greer Road being the northwest corner of Lot 4 of Hunters Ridge Subdivision, Section 2, recorded in Plat Book 9700, Page 877, RODC; thence, along said ROW margin with a curve to the left having a radius of 303 feet, a length of 16.63 feet and a chord bearing and distance of North 23° 27' 13" East 16.63 feet to a point; thence, North 21° 52' 52" East 103.23 feet to a point on a curve to the left; thence, along said curve having a radius of 600 feet, a length of 6.29 feet and a chord bearing and distance of North 21° 34' 51" East 6.29 feet to the true and actual Point of Beginning. Thence, continuing ROW margin and curve to the left having a radius of 600 feet, a length of 142.15 feet and chord bearing and distance of North 14° 29' 36" East 141.82 feet to a set point; thence North 7° 42' 23" East 181.83 feet to a found iron rod at the northwest corner of tract being described; thence, leaving said ROW along the southern boundary of said lands of Crotts North 85° 58' 54" East 94.13 feet to a found iron rod; thence, continuing along said southern boundary South 82° 35' 40" East 1131.92 feet to a set point on the western boundary of said lands of Patton; thence, along said western boundary South 9° 50' 26" West 38.45 feet to a set point; thence, South 7° 23' 1" West 285.31 feet to a point; thence along a severance line over said lands of Hahn South 22° 36' 49" West 938.16 feet to a set point; thence South 86° 27' 17" West 110.15 feet to a set point; thence, North 8° 12' 43" West 79.78 feet to a set point; thence, North 78° 54' 48" West 115.33 feet to the Point of Beginning.

Containing 401,273 square feet or 9.21 acres, more or less.

Survey according to Rob M. Dean, Registered Land Surveyor, Littlejohn Engineering Associates, Inc., 1935 21st Ave. S., Nashville, TN 37212.

No new survey done. Legal description is taken from previous instruments.

BEING the same property conveyed to S & S Housing, LLC by Quitclaim Deed from Dan Schorsten, recorded on 5/28/08 in Instrument No. 20080528-0054136, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Dan Schorsten by Special Warranty Deed recorded in Instrument No. 20080313-0025331, said Register's Office.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

BILL GARRETT, Davidson County
Trans:T20100032712 DEEDWARR
Recvd: 06/01/10 11:20 2 pgs
Fees:13.00 Taxes:925.00
20100601-0041783

unimproved ☐
This is improved ☒ property, known as 2856 Greer Road, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 27th day of May, 2010.

S & S Housing, LLC

By: _____

Dan Schorsten, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dan Schorsten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member of S & S Housing, LLC with full authority to sign for said LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Member.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2010.

Commission expires: April 4, 2014

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Mark A. Ellmore, Jr. Notary Public

MARK A. ELLMORE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.