WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/12 10:37 2 pgs
Fees:13.00 Taxes:268.25
20120913-0083094

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $72,500.00.

Affiant

Subscribed and sworn to before me this 12 day of September, 2012

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
L&H Building Group	SAME	091-16-0-352.00
2434 Anson Lane		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Martha F. Wilson,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **L&H Building Group,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 45 on the the Map of the Subdivision of the land of P.S. Stump, deceased, as shown on plat of record in Plan Book 2, pages 74 and 78, Chancery Court in Nashville, to which plat reference is hereby made for a more particular description.

Said Lot 45 fronts 49 feet on the northerly side of Dakota Avenue, formerly 4th Avenue, and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to The Wilson Group Real Estate, LLC, by deed from The Estate of T. Herschel Hudgins, on February 1, 2002, of record in Instrument Number 20020201-0014343, Register's Office for Davidson County, Tennessee. And further conveyed to Hal Wilson and wife, Martha F. Wilson by Quitclaim Deed from The Wilson Group Real Estate, LLC of record in Instrument Number 20050203-0013066, said Register's Office. The said Hal Wilson having died leaving the property to Martha F. Wilson by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2, page 74 and 78, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4006 Dakota Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 7, 2012.

Martha F. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha F. Wilson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 7, 2012

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY