13-1-086

Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY: & Return to:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of March, 2013 by and between **Tortuga Investments, LLC**, hereinafter referred to as GRANTOR, and **Mike Wissel, married, as to an undivided 1% interest, and Ken Hamilton, married, as to an undivided 99% interest, as Tenants in Common**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 137, as shown on the map entitled Waters Place of Maxey Lane, of record as Plat Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 137 fronts 50 feet on the westerly side of Riverside Drive and runs back between parallel line 160 feet to an alley.

Being the same property conveyed to Tortuga Investments, LLC by Warranty Deed from Robert Michael Hall and wife, Adrianne Hall, dated June 24, 2010, recorded February 21, 2012, of record in Instrument 201202210014663, Register's Office for Davidson County, Tennessee.

This is [ ]improved [X]unimproved property known as: 2110 Riverside Dr., Nashville, TN 37216

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130024680 DEEDWARR
Recvd: 03/27/13 10:01 2 pgs
Fees:13.00 Taxes:222.00
20130327-0029861

WITNESS MY HAND on the day and year first above written.

Tortuga Investments, LLC

By: _____
Whit Smith, Manager

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Whit Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Manager** of **Tortuga Investments, LLC**, the within named bargainor, a corporation, and that he/she as such **Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Manager**.

Witness my hand and seal, at office in Franklin TN, this the 20th day of March, 2013.

_____
Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Ken Hamilton and Mike Wissel
2110 Riverside Dr.
Nashville, TN 37216

Send Tax Statements to:
Mike Wissel
1580 Center Point Rd
Hendersonville, TN 37075

Map & Parcel 072.11-0-135.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $60,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of March, 2013.

_____
Notary Public

My Commission Expires: October 30, 2016 My Commission Expires

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires October 30, 2016

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ORT Form 3956 (Rev. 1/22/07)