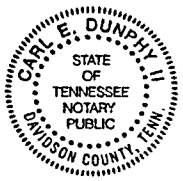
WARRANTY DEED



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $185,000.00.

Affiant

Subscribed and sworn to before me this 13th day of Dec, 2013

Notary Public
My Commission expires: 1-6-2015
(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, LLC	SAME	092-13-0-424.00
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, **Tim Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **L&H Building Group, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 5th Ward of the City of Nashville, Davidson Tennessee, being the northerly part of Lots Nos. 161 and 162 on the plan of Hortense Place, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 161 and 162 front together 107.7 feet on the southerly side of Dakota, formerly 4th Avenue, and runs back 100 feet on the easterly line and 102.7 feet on the westerly line withthe easterly margin of 37th Avenue North, formerly Pilcher Avenue, to the northerly line of the property conveyed to Joe Fensterwald by deed from Mrs. Ophelia E. King and husband, of recor din in Book 496, page 23, said Register's Office measuring 93 feet, more or less, thereon.

Being the same property conveyed to Tim Wilson, a married man and Kevin McGinn, a married man, by deed from Julia M. Hogan and husband, Roger P. Hogan, on January 30, 2003, of record in Instrument Number 20030204-0015228, Register's Office for Davidson County, Tennessee. And further conveyed to Tim Wilson, unmarried by Quitclaim Deed from Kevin McGinn, married of record in Instrument Number 20080409-0036145, said Register's Office.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 161, page 167, Register's Office Davidson County, Tennessee.

This is improved property known as: 3607 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 December 13, 2013.

Tim Wilson

Davidson County DEEDWARR
Recvd: 12/30/13 08:13 2 pgs
Fees:13.00 Taxes:684.50
20131230-0130525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this December 13, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE