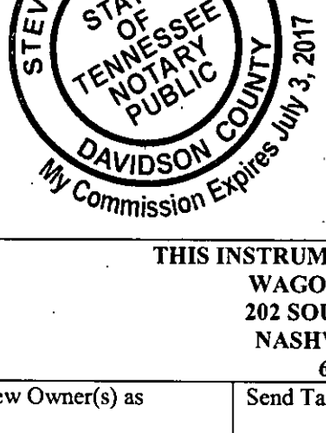
BILL GARRETT, Davidson County
Trans:T20140012406 DEEDWARR
Recvd: 02/21/14 15:35 2 pgs
Fees:13.00 Taxes:240.50
20140221-0015197

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $65,000.00. Affiant Subscribed and sworn to before me, this the 18th day of February, 2014. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
North Hampton Investments, LLC		
16126 Royal Mount Drive	New Owner	08204032000
Encino, CA 91436-3340		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES W. GARMAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORTH HAMPTON INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS 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 north part of Lot No. 14 of Block B and the east 2 feet of the North part of Lot No. 13 of Block B on the Plan of Map of Nashville Trust Company's Subdivision of the A.W. Shryer property, as of record in Plat Book 843, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 54 feet on the south side of Petway Avenue and run back between lines, 131.8 feet on the west line of part of Lot No. 13, and 130.8 feet on the east line of Lot No. 14, along the westerly margin of McFerrin Avenue to a dead line in the rear on which they measure 54 feet.

Being the same property conveyed to James W. Garman, unmarried by Deed from Herman E. Inman, surviving tenant by the entireties, of record in Book 11450, Page 271, Register's Office for Davidson County, Tennessee, dated April 23, 1999 and recorded April 28, 1999.

Being the same property conveyed to James W. Garman, unmarried and mother, Alpha Garman, as joint tenants with right of survivorship by Deed from James W. Garman, unmarried of record in Book 11450, page 283, Register's Office for Davidson County, Tennessee, dated April 23, 1999 and recorded on April 28, 1999.

The said Alpha Garman having since died on April 5, 2002 leaving James W. Garman as the surviving joint tenant.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 814 Petway Ave., Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of February, 2014.

James W. Garman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James W. Garman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of February, 2014.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017