BILL GARRETT, Davidson County
Trans:T20140025129 DEEDWARR
Recvd: 04/14/14 14:07 2 pgs
Fees:13.00 Taxes:296.00
20140414-0031075

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of April, 2014.

Notary Public

My commission expires:

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		
923 N. 5th St.	NEW OWNER	08203051700
Nashville, TN 37207		

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, **NEVADA S. DAVIS AND KELLIE S. DAVIS, HUSBAND AND WIFE,** 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), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 40 on the of Plan of Sharp and Crutcher's Addition to Northeast Nashville as of record in Book 57, Page 82, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Ray Anthony McClain, an unmarried person by Deed from Taurus McCain, a married person of record in Instrument No. 20090424-0037228, Register's Office for Davidson County, Tennessee, dated 4/16/2009 and recorded 4/24/2009.

Being the same property conveyed to Nevada S. Davis and Kellie S. Davis by deed from Ray A. McClain of record in Instrument No. 20120925-0087113 Register's Office for Davidson County, Tennessee, dated 9/25/2012 and recorded on 9/25/2012.

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 923 N. 5th St., Nashville, TN 37207.

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 4th day of April, 2014.

Nevada S. Davis

Kellie S. Davis

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 Nevada S. Davis and Kellie S. Davis, 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 4th day of April, 2014.

Notary Public