Warranty Deed

BILL GARRETT, Davidson County
Trans:T20140064014 DEEDWARR
Recvd: 08/28/14 13:20 3 pgs
Fees:18.00 Taxes:1350.50
20140828-0078757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2014.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Derek Schmidt Amy Donovan	NEW OWNER	
814 Petway Ave.		082-04-0-320.00
Nashville, TN 37206		

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, **NORTH HAMPTON INVESTMENTS, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEREK SCHMIDT AND AMY DONOVAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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's Property, as of record in Plat Book 843, Page 25, in the Register's Office for Davidson County, Tennessee.

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, and mother, Alpha Garman. as joint tenants with the 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.

Being the same property conveyed to North Hampton Investments, LLC, a California Limited Liability Company by deed from James W. Garman, unmarried, of record in Instrument No. 20140221-0015197, Register's Office for Davidson County, Tennessee, dated February 18, 2014 and recorded on February 21, 2014.

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 22nd day of August, 2014.

North Hampton Investments, LLC

By: _____
Name: Harriet Cameron
Title: Authorized Member

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Harriet Cameron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Member of North Hampton Investments, LLC, a California limited liability company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of August, 2014.

_____
Notary Public

My Commission Expires: 01/22/2016

DORIS BONNELLY
COMM. # 1964971
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. JAN. 22, 2016

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles } SS.

On 08/22/2014 (DATE), before me, Doris Bonnelly, a Notary Public,

personally appeared Harriet Cameron, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DORIS BONNELLY
COMM. # 1964971
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. JAN. 22, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER _____ TITLE(S)
- ☐ PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

_____ TITLE OR TYPE OF DOCUMENT

_____ NUMBER OF PAGES

_____ DATE OF DOCUMENT

_____ OTHER

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

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