BILL GARRETT, Davidson County
Trans:T20150090072 DEEDWARR
Recvd: 10/22/15 11:07 2 pgs
Fees:13.00 Taxes:6290.00
20151022-0107542

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

FROM: James Hamilton Cartwright (the "GRANTOR")

TO: Coastal King, Ltd. (the "GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
108 N. Mesquite St. Corpus Christi, TX 78401-2823	SAME	Wilson: 052-008.04 Davidson: 65-13/104

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of One Million Seven Hundred Thousand and No/100's Dollars ($1,700,000.00), the receipt and sufficiency of which is hereby acknowledged, James Hamilton Cartwright, a single man, has bargained and sold, and by these presents does transfer and convey unto Coastal King, Ltd., a Texas Limited Partnership, its successors and assigns, a certain tract or parcel of land located partially in Davidson County, Tennessee and partially in Wilson County, Tennessee, described as follows, to wit:

REAL estate located partially in Wilson and partially in Davidson County, Tennessee, and described as follows:

BEING Lot No. "B" on the Plan of the Resubdivision of Shiloh Park Addition as of record in Plat Book 16, Page 528, Register's Office of Wilson County, Tennessee, to which plat reference is here made for a more particular description.

BEING part of the same property conveyed to James Hamilton Cartwright, by Executor's Deed dated January 13, 2012 from the Estate of Linda Susan Cartwright (Wilson County Chancery Court, Case No. 10P 065), of record in Deed Book 1470, Page 1733-1734, in the Register's Office for Wilson County, Tennessee, and filed of record as Instrument Number 20120119-0005141 in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to James Hamilton Cartwright, by Trustee's Deed dated January 13, 2012 from Wallace Cartwright, Trustee of The Cartwright Storage Property Trust established under the last will and testament of Marion Hamilton Carwright, Jr. (Wilson County Chancery Court, Case No. 08P-100) of record in Deed Book 1470, Page 1735-1736, in the Register's Office for Wilson County, Tennessee, and filed of record as Instrument Number 20120119-0005142 in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as: 101 Matterhorn Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Coastal King, Ltd., its successors and assigns, forever.

And he does covenant with the said Coastal King, Ltd. that he is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. Matters shown on the Plan of record in Plat Book 16, page 528, Wilson County Register's Office.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And he does further covenant and bind himself, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Coastal King, Ltd., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of October, 2015.

James Hamilton Cartwright

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, James Cartwright, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October , 2015.

NOTARY PUBLIC

ANDREW CHRISTIAN CAMERON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/10/18

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of October, 2015.

NOTARY PUBLIC

ANDREW CHRISTIAN CAMERON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/10/18