WARRANTY DEED

File #15548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-16-18

(AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

BILL GARRETT, Davidson County
Trans:T20150101614 DEEDWARR
Recvd: 12/01/15 13:38 2 pgs
Fees:13.00 Taxes:481.00
20151201-0121113

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
North Hampton Investments	Same as new owner	-072-11-0-204.00
(NAME)	(NAME)	
16126 Royal Mount Dr.		
(ADDRESS)	(ADDRESS)	
Encino CA 91436		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sean Baker, an unmarried person** HEREINAFTER CALLED THE GRANTOR, 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, HIS 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 part of a tract marked "Reserved" on the Plan of S. W. Eastes Subdivision of record in Plat Book 1424, Page 44, in the Register's Office for Davidson County, Tennessee, and being designated as Tract 4 on the re-subdivision of the above property, not of record, and described according to a plan made by James L. Murphy, Jr., Surveyor, dated January 18 1961, as follows:

Beginning at a point in the west margin of Pennington Avenue, 122.8 feet north of the northeast corner of Lot 1 on the Plan of Belle Forest Subdivision, as of record in Book 547, Page 33, in said Register's Office; and also being the common corner of Lot Nos. 4 and 5 on said re-subdivision; thence west along the line between said lots 178.6 feet to an iron pin; thence north 60 feet to an iron pin; thence east 178.2 feet to the west margin of Pennington Avenue; thence south with said Avenue 61 feet to the beginning.

Being the same property conveyed to Sean Baker, an unmarried person by Warranty deed from Bill Dorris and R. B. Huffine of record in Instrument No. 20050505-0050840 Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 5, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2632 Pennington Avenue, Nashville, TN 37216

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 30th day of November, 2015.

Sean Baker

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 Sean Baker, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of November, 2015.

NOTARY PUBLIC

LEE C GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206