**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December, 2015.

Notary Public
Commission Expires: 1/7078

BILL GARRETT, Davidson County
Trans:T20150108157 DEEDWARR
Recvd: 12/22/15 14:03 2 pgs
Fees:13.00 Taxes:795.50
20151222-0128774

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| North Hampton Investments, LLC<br><br>16126 Royal Mount Dr<br>Encino, CA 91436 | OWNER | 083-04-0-182.00 |

# WARRANTY DEED

FOR AND IN 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/WE,

**Robert White Wilson, Jr., married**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**North Hampton Investments, LLC**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 4 on the Plan of Rosebank Park, as of record in Book 2083, Page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Robert White Wilson, Jr. by Quitclaim Deed from Gayle Lynn Cates (formerly Wilson), dated 7/9/09 and recorded 7/22/09 in Instrument Number 20090722-0068607; and the same property previously conveyed to Robert White Wilson, Jr. and wife, Gayle Lynn Wilson by Warranty Deed from Richard L. Moses and wife, Sandra K. Moses, dated 11/4/04 and recorded 11/11/04 in Instrument Number 20041111-0135884, Register's Office for Davidson County, Tennessee.

Erica Wilson, spouse of Robert White Wilson, Jr., joins in the execution of this instrument to convey her marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2330 Carter Avenue, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of December, 2015.

Robert White Wilson, Jr.

Erica Wilson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert White Wilson, Jr. and Erica Wilson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 18th day of December, 2015.

Notary Public
My Commission Expires: 10-18-16

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)