

**NORTH CAROLINA GENERAL WARRANTY DEED**

Revenue Stamps: \$2,080.00  
Parcel Identifier No: 0756418744

Mail after recording to: Jeffrey J. Goebel, Jordan Price Wall Gray Jones & Carlton, PLLC, P.O. Box 10669, Raleigh, NC 27605

This instrument was prepared by: Ryan D. Oxendine, Oxendine Barnes & Associates PLLC, 6500 Creedmoor Rd., Suite 212, Raleigh, NC 27613 (without title examination)

Brief description for the Index: Lot 12, Ph. II, Commonwealth Centre acres, Wake County NC

THIS DEED made this \_\_\_\_\_ day of December, 2015 by and between

GRANTOR	GRANTEE
<b>TM3 Properties, LLC</b> , a South Carolina limited liability company	<b>Ammons East Corporation</b> , a North Carolina corporation
P.O. Box 23943 Hilton Head Island, SC 29925	140 Ammons Dr. Raleigh, NC 27615-6501

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH:**

THAT WHEREAS, Grantors acquired the real property described herein by deed recorded in Book 15744, Page 2688, Wake County Registry; and

NOW, THEREFORE, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has and by these presents does grant, bargain, sell and convey unto the

Grantee in fee simple that certain tract or parcel of land located in Wake County, North Carolina and more particularly described as follows:

**Being all of Lot 12 (Revised) Phase II, Commonwealth Centre Subdivision, as recorded in Book of Maps 1993, Page 911, Wake County Registry.**

All or a portion of the property herein conveyed  includes or  does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

- 1) Ad valorem taxes for the year 2015 and subsequent years.
- 2) Easements and rights-of-way and any other matters recorded in the Wake County Register of Deeds as of the date hereof.
- 3) All applicable zoning and land use ordinances, statutes, building codes and regulations.
- 4) Restrictive covenants recorded in Book 4084, Page 759, Wake County Register of Deeds.


And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

(SIGNATURE PAGE AND NOTARY ACKNOWLEDGMENT FOLLOWS)

IN WITNESS WHEREOF, the Grantor has hereto caused this instrument to be executed the day and year first above written.

**GRANTOR:**

TM3 Properties, LLC

By:   
Thomas S. Shimada, Manager

Georgia  
STATE OF ~~NORTH CAROLINA~~  
Chatham  
COUNTY OF ~~NEW HANOVER~~

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas S. Shimada, Manager of TM3 Properties, LLC.

Today's Date: 12/14 2015.

  
[Notary's signature as name appears on seal]

TRACY KNIGHT  
[Notary's printed name as name appears on seal]

My commission expires: \_\_\_\_\_

**TRACY KNIGHT**  
Notary Public, Chatham County GA  
My Commission Expires April 23, 2016

[Affix Notary Seal in Space Above]