Davidson County DEEDWARR
Recvd: 11/29/01 11:33 2pgs
Fees:13.00 Taxes:499.50

20011129-0130668

WARRANTY DEED

N-FA-01-4879

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$135,000.00~~

Affiant

Subscribed and sworn to before me, this 21st DAY OF November, 2001.

Notary Public

MY COMMISSION EXPIRES: 9-28-2002

(AFFIX SEAL)

Rudy Title & Escrow

THIS INSTRUMENT WAS PREPARED BY
~~MARY FRANCES RUDY, ATTORNEY AT LAW~~
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent Smith	Countrywide Home Loans	
1601 Linden Avenue (ADDRESS)	(NAME) 750 Old Hickory Blvd #180 (ADDRESS)	104-16-367
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAUL B. CAMPBELL AND GWEN CAMPBELL, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto VINCENT SMITH, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 57-A on the Plan of Fred Horton Subdivision of lot 57 of Belmont Land Companys Plan of record in Book 4470, Page 198, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Linden Avenue and extends back between parallel lines 188 feet to an alley.

Being the same property conveyed to Paul B. Campbell and Gwen Campbell by Deed dated January 17, 1997 and filed for record on January 28, 1997 in Deed Book 10330, Page 729 QCD Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1601 Linden Avenue, Nashville, Tennessee 37212
(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/our hand(s) this 21st day of November, 2001.

Paul B. Campbell

Gwen Campbell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Paul B. Campbell and Gwen Campbell, the bargainor (s), 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 Nashville, Tennessee, this 21st day of November, 2001.

My Commission Expires:

9-28-2001

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 21st day of November, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138