WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/03 11:50 2pgs
Fees:13.00 Taxes:747.40

20031211-0177763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/26/2006

(AFFIX SEAL)

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 26, 2006

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

D-0371

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira S. Campbell et ux	Union Planters Bank NA	103-16-0-C-609.00CO
(NAME) 4225 Harding Pike Unit 609	(NAME) 7130 Goodlett Farms Parkway	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Cordova, TN 38016	
(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, WE, Daniel A. Edwards and wife, Amy B. Edwards, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ira S. Campbell and wife, Kathryn H. Campbell, 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:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 609 on the plan of Wellington Arms, a Condominium Development of record in Book 5200, page 316, Register's Office for said County, to which plan reference is hereby made for a more complete description.

As part of the conveyance of the referenced property, the Grantor has bargained and sold and does hereby transfer and convey to Grantee all of Grantor's right, title and interest in and to the leasehold created by a "Ninety-Nine Year Lease of Land" dated December 1, 1988, executed by Wellington Arms Homeowners Association, Inc., which granted to Grantee a leasehold interest in the roof area of said Unit 609; said instrument being placed of record in Book 7730, Page 570, Register's Office for Davidson County, Tennessee. Grantee joins in execution hereof to acknowledge acceptance of the responsibilities accruing to the Lessee under said instrument.

Being all of the same property conveyed to Daniel A. Edwards and wife, Amy B. Edwards by deed dated February 16, 2001 from Metropolitan Equities of record in Instrument No. 20010220-0015532, Register's Office for Davidson County, Tennessee. Said Deed of Trust having been corrected by instrument recorded simultaneously herewith in Instrument Number 20031211-0177762, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and paid by the Grantor(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4225 Harding Pike Unit 609, Nashville, TN 37205

(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 our hands this 9th day of December, 2003 as Grantee for the leasehold agreement above.

Ira S. Campbell

Kathryn H. Campbell

Witness our hands this 9th day of December, 2003.

Daniel A. Edwards

Amy B. Edwards

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel A. Edwards and wife, Amy B. Edwards 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 Atlanta, Georgia this 9th day of December, 2003.

Commission expires: November 4, 2007

JENNIFER R. SHAW NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 4TH, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ira S. Campbell and wife, Kathryn H. 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 9th day of December, 2003.

Commission expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 28, 2006

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027