Dav. Co. File Box 14-A
jtc file no. 17033-4

Davidson County DEEDWARR
Recvd: 04/26/04 09:15 2pgs
Fees:13.00 Taxes:2023.90
20040426-0046844

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrea Kampine | SWBC Mortgage Corporation | 117-9-25.00 |
| (NAME) | (NAME) | |
| 3703 Hilldale Road | 8834 Capital of Tx Hwy. N #150 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Austin, TX 78759 | |
| (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,

**STEVE CONDURELIS, MARRIED, AND PAUL E. TREY, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ANDREA KAMPINE, AND HUSBAND, WILLIAM KAMPINE,** 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 the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Billington Subdivision of record in Book 547, page 116, Register's Office for Davidson County, Tennessee, and being Lot No.1 on the Plan of Hymor Subdivision of said Lot No. 4, not of record, described according to a survey made by George W. Watkins, Surveyor, June 30, 1949, as follows:

Beginning on the westerly margin of Hilldale Drive, at a Point 606 feet north of the corner of Lot Nos. 3 and 4 on the Plat of said Billington Subdivision, and being the corner of Lot Nos. 1 and 2 on the said unrecorded plan; thence with the line between said Lot Nos. 1 and 2 westwardly 214 feet; thence north 4-1/2 deg. East 100 feet to a point at the beginning of a curve a radius of 23.8 feet around said curve to a point in the westerly margin of Hilldale Drive; thence southwardly 75 feet to the beginning.

Being the same property conveyed to Steve Condurelis III and Paul E. Trey by Warranty Deed dated March 28, 2003 from Lee L. Overton, Trustee of the Lee. L. Overton Revocable Living Trust, of record in Instrument No. 20030401-0042626 Register's Office for Davidson County, TN. Upon oath, Steve Condurelis and Paul E. Trey warrant, covenant and certify that the aforedesribed real property is not their homestead as defined by Statue.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3703 Hilldale Road, Nashville, TN 37215

(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 23rd day of April, 2004.

Paul E. Trey

Steve Condurelis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Condurelis, 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 Brentwood , Tennessee this 23rd day of April, 2004

Commission expires: 5-27-07

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Sharon L. Riney

Notary Public