WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~November 25, 2006.~~ 5/23/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaSean Campbell	SAME	59-100.00
(NAME)	(NAME)	
3129 Ewingwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/18/04 11:24 2pgs
Fees:13.00 Taxes:222.00

20041118-0138537

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,

Bill J. Gatten,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LaSean 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:

LAND 2 Tracts of land on the margin of Ewing Drive bounded as follows: Tract 1 on the North by Ewing Drive, on the West by Ray, on the South and East by Anderson; Tract 2 on the North by Ewing Creek, on the West by Messick, and on the south by Ewing Drive, described according to a survey done by Campbell, McRae and Associates, dated June 9, 1994, and more particularly described as follows:

TRACT 1: BEGINNING on an iron rod (old) on the southerly margin of Ewing Drive, said rod being the northeast corner of the herein described property; thence with the Rufus Anderson property the following two calls, South 11 degrees 14 minutes 48 seconds West 309.41 feet to an iron rod (old); North 79 degrees 16 minutes 46 seconds West 149.72 feet to an iron rod (new); thence leaving Anderson with the Raymond Ray property, North 11 degrees 49 minutes 11 seconds East 291.68 feet to an iron rod (old) on the southerly margin of Ewing Drive. Thence with said southerly margin South 86 degrees 01 minutes 29 seconds East 148.04 feet to the point of beginning.

TRACT 2: BEGINNING on an iron rod (new) on the northerly margin of Ewing Drive, said rod being the southeast corner of the herein described property; thence with said northerly margin 86 degrees 01 minutes 29 seconds West 147.53 feet to an iron rod (new). Thence leaving said margin North 11 degrees 49 minutes 11 seconds East 45.55 feet to a point in the center of Ewing Creek. Thence with said centerline the following three calls: South 81 degrees 17 minutes 22 seconds East 39.10 feet to a point; South 71 degrees 11 minutes 51 seconds East 51.53 feet to a point; North 81 degrees 18 minutes 21 seconds East 59.25 feet to a point; thence leaving said creek South 11 degrees 14 minutes 48 seconds West 41.65 feet to the point of beginning.

BEING the same property conveyed to Bill J. Gatten by Warranty Deed from Willie Gene Williams and wife, Mary F. Williams, of record in Instrument No. 20020227-0024747, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to J.E.K. Enterprize by Final Decree Confirming Sale of record in Instrument No. 20031023-0156733, said Register's Office. Further, being the same property conveyed to Bill J. Gatten by Decree for Redemption of record in Instrument No. 20040827-0103782, said Register's Office.

The above described property is not the primary residence of the Grantor.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 582 Ewing Drive, Nashville, TN 37207
(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 hand this 9th day of November, 2004.

Bill J. Gatten

STATE OF ~~GEORGIA~~ Michigan

COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Bill J. Gatten, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Southfield Michigan, ~~Tennessee~~ this ~~9th~~ 16th day of November, 2004.

Commission expires:

KYLE P LONG
NOTARY PUBLIC OAKLAND CO., MI
MY COMMISSION EXPIRES Jan 25, 2006

Notary Public

KYLE P. LONG NOTARY PUBLIC OAKLAND COUNTY, MICHIGAN