File No. 260801754

WARRANTY DEED

STATE OF TN
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

Davidson County DEEDWARR
Recvd: 11/14/06 10:04 2 pg
Fees:13.00 Taxes:259.00
20061114-0141118

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter R Scarsdale	Crown Mortgage Services	083-01-0 258
(NAME) 1008 Petaway Ave	(NAME) 833 C. Wren Road	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gary L. Campbell and wife, Bonnie M. Campbell**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter R Scarsdale, an unmarried man, and Melissa Thal, a married woman**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being part of Lot No. 6, on the Plan of the division of the estate of John Hobson, deceased, as of record in Minute Book "L", page 363, of the Circuit Court of Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Petway Avenue, at a point 250 feet east of the property formerly owned by A. W. Hooker, Trustee, the subdivision of which is of record in Book 57, Page 131, said Register's Office; thence with the southerly margin of Petway Avenue, eastwardly 50 feet to a point; thence southwardly 150 feet to a point; thence westwardly 50 feet to a point; thence northwardly 150 feet to the beginning.

Being the same property conveyed to Gary L. Campbell and wife, Bonnie M. Campbell by Warranty Deed dated February 20, 1998 of record in Book 10808, Page 46, Register's Office for Davidson County, Tennessee. AND FURTHER CONVEYED IN INSTRUMENT NUMBER 20061114014117 , SAID REGISTER'S OFFICE.

This conveyance is made subject to: Real property taxes for the year 2006 and thereafter, a lien not yet due and payable

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1008 Petway Avenue, Nashville, TN 37206
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 26th day of September, 2006.

Gary L. Campbell

Bonnie M. Campbell

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gary L. Campbell and wife, Bonnie M. Campbell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of September, 2006.

Commission expires: November 22, 2008

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kim Gillespie — Notary Public

File Number: 260801754

RETURN TO:
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0826