Davidson County DEEDWARR
Recvd: 04/26/07 14:23 2 pgs
Fees:13.00 Taxes:3211.60

20070426-0050011

# WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $868,000.00
Affiant
Subscribed and sworn to before me
This 19 day of April, 2007
Notary exp: 11/24/07

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/24/2007

| Address of new owners: | Send tax bills to: | Map & Parcel: |
|---|---|---|
| 2209 18th A Ave S | SAME | 104-106-0-032.00 |
| Nashville, Tn 37212 | | |

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ES Design, LLC**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas R Campion and wife, Susan E. Campion,** 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 the southerly 65 feet of Lot No. 42 on the revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County.*

*Said part of Lot No. 42 fronts 65 feet on the westerly side of 18th Avenue South and runs back between parallel lines with the northerly margin of an alley 143 feet to an alley in the rear.*

*Being the same conveyed to E.S. DESIGN, LLC by deed from RUBY TOLER of record as Instrument No. 20051118-0139909, dated November 15, 2005, Register's Office for Davidson County, Tennessee.*

Matters shown on the Plan of record in Book 332, page 117, said Register's Office.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **2209 18th Ave S. Nashville Tn 37212**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 16 day of April, 2007.

ES Design, LLC

Eric B. Scowden Jr.

By: Eric B. Scowden, Jr

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 **Eric B. Scowden, Jr**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who , upon oath, acknowledged himself to be the Acting Partner of ES Design, LLC, the within named bargainer, a Limited Liability Company, and that he as such Acting Partner , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such Acting Partner.

Witness my hand and official seal this 16 day of April, 2007

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Commission expires: 11/24/07