Davidson County DEEDWARR
Recvd: 10/02/07 14:07 2 pgs
Fees:13.00 Taxes:625.30

20071002-0117453

WARRANTY DEED

O-TGI-07-1200

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Melissa Neal
Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2007.

Angelia B Deason
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
June 21, 2011

ANGELIA B. DEASON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kenneth Michael Willis, Jr.	Kenneth Michael Willis, Jr. (NAME)	
1200 Seymour Avenue (ADDRESS)	1200 Seymour Avenue (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	83-5-253

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHLEEN CAMPBELL-SMITH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH MICHAEL WILLIS, Jr., hereinafter called the Grantee(s), their heirs and assigns, that 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING PART OF LOT NOS. 40 AND 41 ON THE PLAN OF EDGEWOOD E. T. BROWN'S SUBDIVISION OF BRANSFORD PLACE AS OF RECORD IN BOOK 332, PAGE 73. REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED ACCORDING TO A SURVEY MADE BY CAMPBELL SURVEYING CO. INC. DATED JULY 6, 1987, AS FOLLOWS: SAID LOT FRONTS 83.3 FEET ON THE SOUTHERLY MARGIN OF SEYMOUR AVENUE AND EXTENDS BACK SOUTHERLY BETWEEN TWO LINES, THE EASTERLY LINE ALONG THE MARGIN OF A 12 FOOT ALLEY FOR A DISTANCE OF 102.1 FEET ON THE WESTERLY LINE FOR A DISTANCE OF 95.0 FEET TO A DEAD LINE IN THE REAR MEASURING 83.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN CAMPBELL-SMITH BY WARRANTY DEED FROM DOUGLAS B. WHITE, JR. AND RONDOL P. CARTWRIGHT, RECORDED ON THE 19TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070619-0073177, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1200 Seymour Avenue, Nashville, Tennessee 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 hand(s) this 24th day of September, 2007.

Kathleen Campbell-Smith

Kathleen Campbell-Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Campbell-Smith, the within named bargainor, 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, this the 24th day of September, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903