Davidson County DEEDWARR
Recvd: 06/20/08 15:08 2 pgs
Fees:13.00 Taxes:765.90

20080620-0063856

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

X Karen A Campbell
Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

STATE OF TENNESSEE NOTARY PUBLIC
ADAM TREVOR
DAVIDSON COUNTY, TN

(AFFIX SEAL)

B-KW-08-5218

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 NUMBERS
Karen A. Campbell	New Owner (NAME)	
5218 Kincannon		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37228		160-4-102.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we CLIFTON L. TODD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAREN A. CAMPBELL, UNMARRIED AND DANIEL RAUSO, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1123, BRENTWOOD HALL, SECTION XI, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 134, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LOUISE STRANG TO CLIFTON L. TODD AS RECORDED ON THE 8TH DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060208-0015469; QUITCLAIM DEED FROM CLIFTON L. TODD, UNMARRIED TO LOUISE STRANG AS RECORDED ON THE 19TH DAY OF JANUARY, 1990 IN BOOK 8029, PAGE 100 AND WARRANTY DEED FROM BARRY D. MILLER AND WIFE, SUE W. MILLER TO CLIFTON L. TODD AS RECORDED ON THE 18TH DAY OF SEPTEMBER, 1989 IN BOOK 7939, PAGE 946, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD AS SHOWN ON THE PLAT OF BRENTWOOD HALL, SECTION XI, AS RECORDED IN PLAT BOOK 2331, PAGE(S) 134; BOOK 2543, PAGE 155, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5218 Kincannon, Nashville, Tennessee 37228
(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 18th day of June, 2008.

Clifton L. Todd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clifton L. Todd, 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 18th day of June, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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