Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$272,500.00** Affiant Subscribed and sworn to before me, this 20th day of July, 2009. Notary Public My commission expires: My Commission Expires October 10, 2009

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David B. Bachman	**Platinum Moertgage, Inc.**	**Map 104, Group 010, Parcel 220.00**
218 38th Avenue North	**103 Spenryn Dr., Ste. B**	
Nashville, Tennessee 37209	**Madison, AL 35758**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Brenda C. Crews Executrix of The Estate of Clarence H. Campbell

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

David B. Bachman and wife, Linnette M. Bachman

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 in Davidson County, Tennessee, being Lot No. 136 on the plan of part of West Grove Subdivision of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Clarence Hardin Campbell and wife, Eula Campbell, by Warranty Deed, from L. H. Hardaway and wife, Daisie Gupton Hardaway, of record in Book 2012, page 446, Dated July 2, 1951. The said Eula Campbell having predeceased Clarence Hardin Campbell. The said Clarence Hardin Campbell having since died leaving a written Last Will and Testament dated October 24, 1994 appointing Brenda C. Crews, Executrix, with full power to sell property without the joinder of any party pursuant to Article IV of the Last Will and Testament and Letters of Testamentary having been filed in the Seventh Circuit Court of Davidson County, Tennessee Probate No. 08P296.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, page 109, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 218 38th Avenue North, Nashville, Tennessee 37209.

BILL GARRETT, Davidson County
Trans:T20090051882 DEEDWARR
Recvd: 07/31/09 13:21 2 pgs
Fees:13.00 Taxes:1008.25
20090731-0071836

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 20th day of July, 2009.

Brenda C. Crews, Executrix of
The Estate of Clarence H. Campbell

Brenda C. Crews Executrix of
The Estate of Clarence H. Campbell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Brenda C. Crews, Executrix of The Estate of Clarence H. Campbell , the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2009.

Notary Public

My Commission Expires:

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

File #: **09726-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027