File No. 90901

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090068442 DEEDWARR
Recvd: 10/07/09 09:18 2 pgs
Fees:13.00 Taxes:477.30
20091007-0093296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-12-2013

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Shawn Campbell and Christa Renee Campbell	Primary Capital Advisors LC	04104002500
(NAME)	(NAME)	
1145 Cherbron Drive	1000 Parkwood Cir Ste 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Atlanta GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Joan A.E. Davis, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wesley Shawn Campbell and wife, Christa Renee Campbell, 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 Lot No. 5 on the Plan of Dalemere Subdivision, a plat of which is of record in Book 2900, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Thomas E. Davis and wife, Joan A. E. Davis by deed from Merinda Peters, a single person and Harry L. Ward and wife, Margaret E. Ward, dated February 24, 1978 and recorded on February 27, 1978 in Book 5256, page 905, Register's Office, Davidson County, Tennessee. Thomas E. Davis is deceased with his Date of Death being December 31, 1997, leaving Joan A.E. Davis as the surviving tenant by the entirety.

Subject to restrictions of record in Book 2960, page 222, said Register's Office.

Sandra E. Davis executed this instrument on behalf of Joan A. E. Davis pursuant to a Power of Attorney of record in Instrument No. ✱, Register's Office for Davidson County, Tennessee.

✱20091007 00 93295

unimproved ☐

This is improved ☒ property, known as 1145 Cherbron Drive, Nashville, TN 37207

(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 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, 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 hand this 30th day of September, 2009.

Joan A. E. Davis by Sandra E. Davis, ~~Atty~~ Attorney-in-fact

Joan A.E. Davis by Sandra E. Davis, Attorney in fact (Deed)

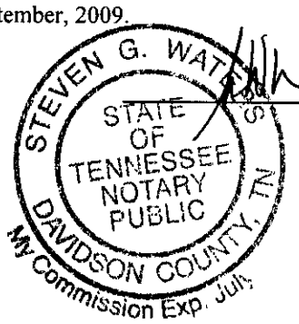
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra E. Davis, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Joan A. E. Davis as her Attorney in Fact as the free act and deed of the within named Joan A.E. Davis.

Witness my hand and official seal this 30th day of September, 2009.

Commission expires: 7-3-2012



Notary Public