THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11030209** BILL GARRETT, Davidson County Trans:T20110016774 DEEDWARR Recvd: 03/22/11 10:39 2 pgs Fees:13.00 Taxes:1109.63 20110322-0022272	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,900.00. Affiant Subscribed and sworn to before me, this 21st day of March, 2011. Notary Public My Commission Expires: KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: Bruce Allan Campbell 2705 Brightwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11704015100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerri Sloan Shore, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce Allan Campbell, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 121 on the Map of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee, and that part of Brightwood Avenue added to said lots by agreement of record in Book 716, Page 2, said Register's Office. Said Lot No. 121 fronts 50 feet on the Westerly side of Brightwood Avenue, and runs back between parallel lines 176.5 feet to an alley.

Being the same property conveyed to Jerri Sloan Shore by Warranty Deed from Nora Delores Williams, Nora Lee Waters and Lula Mai McLellan, recorded on the 8th day of July, 1996 in Deed Book 10114, Page 281, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE, as recorded in Plat Book 421, Page 101 as amended by Agreement recorded in Book 716, Page 2.

This is improved property located at 2705 Brightwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2011.

Jerri Sloan Shore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerri Sloan Shore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2011.

Notary Public

My Commission Expires: _____

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014