THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2011 Notary Public MY COMMISSION EXPIRES: 3-3-2014 (AFFIX SEAL)
RETURN TO GREATER NASHVILLE TITLE & CLOSING CO. 200 MADISON STREET MADISON, TN 37115	

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa J. Hardaway	**SAME AS NEW OWNER**	MAP 91-16
4510 Nevada Avenue		PARCEL 92
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Michele M. Campbell, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa J. Hardaway, unmarried**

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:

TRACT I:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 411 of Block No. 19 of Charlotte Park Company's First Addition as of record in Book 57, page 103, Registers office for Davidson County, Tennessee.

Said westerly 50 feet of Lot No. 411 fronts 50 feet on the north side of Nevada Avenue and extends back northwardly between parallel lines and with the East margin of 46th Avenue, North, 180 feet to an alley and measures 50 feet on the south margin of said alley.

TRACT II:

Land in Davidson County, Tennessee, being a portion of the westerly one (1) foot of the easterly 10 feet of Lot Number 411 of Block 19 of Charlotte Par Company's First Addition, oas of record in Book 57, page 103, Registers office for Davidson County, Tennessee.

Said portion of the easterly 10 feet of Lot Number 411 fronts one foot onthe northerly side of Nevada Avenue and runs back between parallel lines (one foot apart) in a northwardly direction 84 feet.

Being the same property conveyed to Michele M. Campbell by deed from Cheryl A. Antrim, unmarried of record in Instrument No. 20050603-0062972, Registers office for Davidson County, Tennessee, dated May 31, 2005.

BILL GARRETT, Davidson County
Trans:T20110019416 DEEDWARR
Recvd: 04/04/11 10:25 2 pgs
Fees:13.00 Taxes:880.60
20110404-0025540

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4510 Nevada Avenue, Nashville, TN 37209.**

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 the 31st day of March, 2011.

Michele M. Campbell, by Kimberly Davis, Atty-in-Fact

Michele M. Campbell by Kimberly Davis, Attorney-in-Fact

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 the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2011.

My Commission expires _____

_____
Notary Public

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 **Kimberly Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Michele M. Campbell**, as HER Attorney in Fact, as the free act and deed of the within named **Michele M. Campbell**.

Witness my hand and official seal this the 31st day of March, 2011.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN