WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/11 10:39 2 pgs
Fees:13.00 Taxes:362.60
20110916-0072039

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Amy Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LINDA F. BURNSED NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Rice Campbell	SAME	08203037700
(NAME) 1114 Lischey Avenue	(NAME)	
(ADDRESS) Nashville TN 37207	(ADDRESS)	
(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, WE, Kathryn Brady, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Rice Campbell and Melissa Perkins 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. 21 on the plan of Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, Page 152, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the westerly side North Fourth Street or Lischey Avenue, and runs back between parallel lines 153 feet, more or less, to an alley.

Being the same property conveyed to Robert E. Brady and wife, Kathryn Brady by deed from Hollis Mitchell and wife, Dorothy e. Mitchell of record in Book 1450, Page 163, Register's Office, Davidson County, Tennessee. The said Robert E. Brady now being deceased.

This instrument executed by Dawn Honeycutt on behalf of Kathryn Brady (aka Bonnie K. Brady) as her true and lawful attorney in fact pursuant to Power of Attorney of record in Instrument Number 20110916-0072013 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters on plan of record in Book 57, Page 152, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1114 Lischey Avenue, 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 14th day of September, 2011.

Kathryn Brady by Dawn Honeycutt Attorney in Fact
Kathryn Brady
By: Dawn Honeycutt, Attorney in Fact

STATE OF TENNESSEE

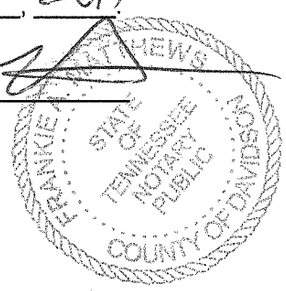
COUNTY OF ROBERTSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Dawn Honeycutt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Kathryn Brady, acting as that person's agent and attorney in fact, and the said Dawn Honeycutt acknowledged that she executed the foregoing instrument as agent and attorney in fact for Kathryn Brady for the purposes therein contained.

WITNESS my hand and seal, this 14th day of September, 2011

My Commission Expires:
5-8-12

Notary Public,



CERTIFICATE OF AUTHENTICITY

I, Heather D. Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather D. Wood

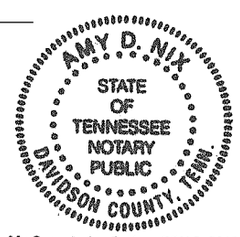
Heather D. Wood

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Heather D. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy D. Nix
Notary Public

Commission Expires: _____



My Commission Expires JULY 3, 2012