BILL GARRETT, Davidson County
Trans:T20110066658 DEEDWARR
Recvd: 10/25/11 10:07 2 pgs
Fees:13.00 Taxes:370.00
20111025-0082885

WARRANTY DEED

P-MJR-11-0124

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Heather Rudy
Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2011.

Christine L. Rund
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTINE L. RUND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Payam Ahmadzadegan	Peoples Home Equity (NAME)	
124 Robert Yoest Dr. (ADDRESS)	213 Ward Circle #201 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	162-07-164.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRUCE E. CAMPBELL AND CONNIE R. CAMPBELL AND KENT D. CAMPBELL , AS THE ONLY HEIRS AT LAW AND DEVISEES UNDER THE LAST WILL AND TESTAMENT OF EDDIE CAMPBELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAYAM AHMADZADEGAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 5th Civil District of Davidson County, Tennessee, being part of Josephine Yoest Bess property described in Deed Book 3644, Page 585, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on an iron pin located on the east margin of Robert Yoest Drive, said point further described as being the northwest corner of Lot 62 as shown on the recorded plat of Bess Estates, Section Two, as of record in Plat Book 4675, Page 5, R.O.D.C.T.; thence, with said east margin, along a curve having a radius of 745.79 feet, in a northerly direction 162.00 feet to a point; thence, with said east margin N 18 deg. 11' 17" E 7.44 feet to a point; thence, with said east margin, along a curve to the right having a radius of 25.00 feet, in a northeasterly direction 38.96 feet to a point lying in the southern margin of Tusculum Road; thence, with said southerly margin, along a curve to the left having a radius of 799.07 feet, in a southerly direction 84.92 feet to a point; thence, leaving said margin, S 4 deg. 07' 49" W 174.25 feet to a point; thence, with the northerly line of the said Lot 62, N 84 deg. 15' 29" W 137.42 feet to the beginning, containing 0.52 acres, more or less.Being the same property conveyed to Eddie Campbell by deed from Josephine Yoest Bess and husband, Malcolm R. Bess of record in Book 5573, Page 861, in the Register's Office for Davidson County, Tennessee, dated February 29, 1980. The said Eddie Campbell having since died on July 6, 2004, and under The Last Will and Testament of Eddie Campbell in Probate Docket No. 04P-1446, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), said property was devised to Bruce E. Campbell, Connie R. Campbell, and Kent D. Campbell. (Also see Affidavit of Inheritance in Instrument Number 20040909-0109292, in the Register's Office for Davidson County, Tennessee)

This conveyance is subject to A) 2011 property taxes, which have been paid; B) Instruments of record in Book 4165, page 239, Book 4264, page 914, Book 5240, page 394, Register's Office for Davidson County, Tennessee.

Bruce E. Campbell and Bruce Edwin Campbell are one and the same person.
Connie R. Campbell and Connie Rae Campbell are one and the same person.

unimproved ( )
This is improved (X) property, known as 124 Robert Yoest Dr., Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of October, 2011.

Bruce E. Campbell

CONNIE CAMPBELL BY BRUCE CAMPBELL HER ATTORNEY IN FACT
Connie R. Campbell

Kent D. Campbell

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of October, 2011, before me personally appeared Bruce E. Campbell and Kent D. Campbell , as the only heirs at law and devisees under the Last Will and Testament of Eddie Campbell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of October, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires OCT. 21, 2013

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of October, 2011, before me personally appeared Bruce Edwin Campbell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Connie R. Campbell, as the only heirs at law and devisees under the Last Will and Testament of Eddie Campbell and who acknowledged he/she/they executed the same as the free act and deed of the said Connie R. Campbell, as the only heirs at law and devisees under the Last Will and Testament of Eddie Campbell.

Witness my hand and official seal, this the 24th day of October, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires OCT. 21, 2013

RETURN TO:
Rudy Title and Escrow
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959