(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120015961 DEEDWARR
Recvd: 03/05/12 11:01 2 pgs
Fees: 13.00 Taxes: 222.74
20120305-0018994

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **1st** day of **March, 2012**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Smith	New Owner	10803018400
(NAME)	(NAME)	
1031 Patio Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/WE, **Tracey L. Campbell**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Monica Smith**, 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:

Land in Davidson County, Tennessee, being Lot No. 132B on the Plan of Zone Lot Division of Patio Villa, Section Six, as of record in Book 6256, page 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tracey L. Campbell, unmarried, by Warranty Deed from Phyllis E. Renz, dated September 8, 1994 and filed on September 12, 1994 in Book 9462, page 348, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1031 Patio Dr, Nashville, TN 37214

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, has 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 our hands this **1st** day of **March, 2012**

Tracey L. Campbell by Elizabeth McDermott, attorney in fact

Tracey L. Campbell by Elizabeth McDermott, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Elizabeth McDermott, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Tracey L. Campbell, and who acknowledged that she executed the same as the free act and deed of the said Tracey L. Campbell, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office. * 20120305-0018993

Witness my hand and official seal, this **1st** day of **March, 2012**

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY