**RECORD AND RETURN TO:**
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This instrument prepared by:
Lynn Newcomb, Atty.
**BALTHROP, PERRY & NOE**
**An Association of Attorneys**
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Mary H. Campbell, Unmarried

TO: Eric H. Grindeland and wife,
Martha J. Grindeland
4505 Harding Pike #61W
Nashville, TN 37205

MAP & PARCEL:
116030A06000CO & 116030A01300CO

SEND TAX BILLS TO: SAME

BILL GARRETT, Davidson County
Trans:T20120024592 DEEDWARR
Recvd: 04/04/12 13:37 2 pgs
Fees:13.00 Taxes:462.50
20120404-0028778

## WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Mary H. Campbell, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Eric H. Grindeland and wife, Martha J. Grindeland, Grantees herein, their successors and assigns, the following described property:

> Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, as amended in Book 4798, page 813, and revised by Instrument No. 20070124-0009971, Register's Office for Davidson County, Tennessee, and said premises being more particularly described as follows:
>
> Unit Labeled 61W and 13 (parking space) of said project as shown on the Plan recorded in Plat Book 4460, page 189, said Register's Office, and an undivided 2.12695% interest appurtenant to the unit in all common elements of said project as described in said declaration.
>
> BEING the same property conveyed to Mary H. Campbell and Robert B. Campbell from Lillie M. Alexander, unmarried, by deed dated April 30, 1983 of record at Book 6052, page 679 Register's Office of Davidson County, Tennessee. The said Robert B. Campbell having since died on May 15, 1997, vesting title solely in Mary H. Campbell as surviving tenant by the entirety.
>
> This improved property known as 4505 Harding Pike #61W, Nashville, TN, 37205.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 30th day of March, 2012.

Mary H. Campbell

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mary H. Campbell the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 30th day of March, 2012.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 1/5/16

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

SWORN to and subscribed before me,

this the 30th day of March, 2012.

NOTARY PUBLIC

My commission expires: 7-8-2013

ROBIN L. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.