WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Campbell and Dan Rauso	Owner	08204028300
(NAME) 900 Apex Street	308 Turnberry Ct	
(ADDRESS) Nashville, TN 37206	Brentwood TN 37027	
(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, Cheryl Campbell and Reginald W. Harrison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen Campbell and Dan Rauso,_____, 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. 8 and the Southerly ½ of Lot No. 7, Block "C", on the Map of Nashville Trust Co.'s Subdivision of the A.W. Shryer Property, of record in Book 843, page 25, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Cheryl Campbell and Reginald W. Harrison, by deed of record in Book 5081, Page 489 and further conveyed by Deed of record in Instrument Number 20020131-0013768 and Instrument Number 20091218-0115481 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Nashville Trust Company's Subdivision of record in Book 843, page 25, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 900 Apex Street, Nashville, TN 37206

(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.

BILL GARRETT, Davidson County
Trans:T20120036425 DEEDWARR
Recvd: 05/17/12 13:18 2 pgs
Fees:13.00 Taxes:148.83
20120517-0042866

Witness our hands this 4th day of May, 2012.

Cheryl Campbell

Reginald W. Harrison

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl Campbell and Reginald W. Harrison, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 4th day of May 2012.

Commission expires: ~~July 29, 2013~~

Tahira J. Pyszka Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County