BILL GARRETT, Davidson County.
Trans:T20120044152 DEEDWARR
Recvd: 06/14/12 15:39 2 pgs
Fees:13.00 Taxes:1054.50

20120614-0052421

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Christopher Blake Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY

File No.: AV-12-218

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Catherine Campbell Christopher Blake Campbell	SWBC Mortgage Corporation	104-1-220.00
(NAME)	(NAME)	
218 38th Avenue South	213 Overlook Circle, Ste. A-4	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DAVID B. BACHMAN AND WIFE, LINNETTE M. BACHMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MOLLY CATHERINE CAMPBELL AND HUSBAND, CHRISTOPHER BLAKE CAMPBELL**, 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 Davidson County, Tennessee, being Lot No. 136 on the plan of part of West Grove Subdivision of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to David B. Bachman and wife, Linnette M. Bachman by Warranty Deed from Brenda C. Crews Executrix of The Estate of Clarence H. Campbell, dated July 20, 2009, of record in Instrument Number 20090731-0071836, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 218 38th Avenue South, Nashville, TN 37209
(House Number) (Street) (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 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 12th day of June, 2012.

David B. Bachman

Linnette M. Bachman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David B. Bachman and Linnette M. Bachman, the within named bargainor, 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, this the 12th day of June, 2012.

Notary Public
My Commission Expires: 01/01/2013

DAVIDSON COUNTY AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171