BILL GARRETT, Davidson County
Trans:T20120063228 DEEDWARR
Recvd: 08/23/12 13:50 2 pgs
Fees:13.00 Taxes:708.55
20120823-0076011

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kerry M. Campbell
1832 Welcome Lane
Nashville, TN 37216

SEND TAX BILL TO:
First Community Mtg. Inc.
275 Robert Rose Dr.
Murfreesboro, TN 37129

TAX ID 073-09-0-088.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jim Waller, Co-Administrator and Frank Donnell, Jr, Co-Administrator of the Estate of Frank M. Donnell,** has this day bargained and sold, and does hereby transfer and convey unto **Kerry M. Campbell, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Section Two, Burchwood Gardens of record in Plat Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank M. Donnell, unmarried, by Deed from Lonnie E. Smith and wife, Verner L. Smith of record in Book 10252, page 781, Register's Office for Davidson County, Tennessee, dated November 4, 1996. The said Frank M. Donnell died on May 13, 2008.

This is improved property known as: **1832 Welcome Lane, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3300, page 66, and restrictions in Book 3000, page 528, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 9 day of August, 2012

Estate of Frank M. Donnell

Jim Waller

Jim Waller, Co-Administrator

Frank M Donnell

Frank Donnell, Jr., Co-Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17 day of August, 2012, before me, personally appeared **Jim Waller**, as **Co-Administrator** of the **Estate of Frank M. Donnell**, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seals at office this 17 day of August, 2012.

Carolyn M Christoffersen

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09/30/2013

STATE OF TEXAS
COUNTY OF Harris

On this 9 day of August, 2012, before me, personally appeared **Frank M. Donnell, Jr.**, as **Co-Administrator** of the **Estate of Frank M. Donnell**, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seals at office this 9 day of August, 2012.

Chelsea Simon

NOTARY PUBLIC

CHELSEA SIMON Notary Public STATE OF TEXAS My Comm. Exp. 11-16-14

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $191,500.00.

Kim M. Campbell

AFFIANT

Subscribed and sworn to before me this the 17 day of August, 2012.

Carolyn M Christoffersen

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09/30/2013