This Instrument Was Prepared By:
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Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

Address New Owner As:	**Send Tax Bills To:**	**Parcel Identification No:**
Kristin L. Arterburn 1310 Shelby Avenue Nashville, TN 37206	Mortgage Lenders of America, LLC 8400 West 110th Street, Suite 500 Overland Park, KS 66210	083-13-0269.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Kenneth L. Campbell** and wife, **Karen S. Campbell** (hereinafter collectively referred to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kristin L. Arterburn**, a single woman (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, her successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

BILL GARRETT, Davidson County
Trans:T20130017026 DEEDWARR
Recvd: 03/01/13 09:25 5 pgs
Fees:28.00 Taxes:869.50
20130301-0020531

The Grantors covenants that the Grantors are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantors and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 20th day of February, 2013.

Kenneth L. Campbell

Kenneth L. Campbell

Karen S. Campbell

Karen S. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2013.

DORA L. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public For The State Of Tennessee
My Commission Expires: 6-5-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Campbell and Karen S. Campbell, the bargainors, 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 seal at office at Nashville, Tennessee, on this the 20th day of February, 2013.

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: 7/8/13

Exhibit A

Legal Description

Being Lot No. 86 on the Payne, Blakemore And Cummings Addition To East Nashville A Plan, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 69 feet on the south side of Shelby Avenue and extends back parallel lines, along the west side of the 14th Street, 160 feet to an alley. There is a 10-foot strip on the rear of this lot which has been sold to the Nashville Gas & Heating Company and is not included in this conveyance. Included in the above description, but excluded from this conveyance, is the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, in Instrument No. 20040505-0051410, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth L. Campbell and wife, Karen S. Campbell by deed from Sarah Henry of record as Instrument No. 20070910-0108666, Register's Office for Davidson County, Tennessee.

This is improved property known as 1310 Shelby Avenue, Nashville, Tennessee 37206 [Tax Map/Parcel Identification No. 083-13-0269.00].

Exhibit B

Exceptions

(1) 2013 Davidson County Taxes for Map/Parcel 083-13-0269.00 - a lien but not yet due and payable.

(2) Easements for utilities serving the premises herein described.

(3) All matters shown on the Payne, Blakemore And Cummings Addition To East Nashville A Plan, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.