BILL GARRETT, Davidson County
Trans:T20130033827 DEEDWARR
Recvd: 04/25/13 08:41 2 pgs
Fees:13.00 Taxes:320.05
20130425-0040928

This Instrument Prepared By:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Nashville, TN 37212

Executor's Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Gwendolyn L. Steward 2416 18th Avenue North Nashville, TN 37208	NEW OWNER	081-03-0-307.00

For good and valuable consideration received, **Meredith Campbell, Jr., Executor of the Last Will & Testament of Meredith Campbell, Sr.,** by these presents does transfer and convey unto the Grantee(s), **Gwendolyn L. Steward,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to Meredith Campbell, Sr., deceased, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Riverview Gardens, as of record in Book 3600, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 79.4 feet on the southeasterly margin of 18th Avenue North and extends back 115.3 feet on the northeasterly line and 117.3 feet on the southwesterly line to a dead line in the rear on which it measures 15.5 feet.

BEING the same property conveyed to Meredith Campbell et ux Lucille Campbell, by Warranty Deed from Herbert R. Rich, Trustee, dated 5/24/65 and recorded 5/26/65 in Book 3894, Page 841, Register's Office for Davidson County, Tennessee. The said Meredith Campbell having since died on 09/01/2008, being predeceased by Lucille Campbell, who died on January 8, 2000. Pursuant to the Last Will and Testament of the said Meredith Campbell, Sr. (Probate # 08-P-1622) in the Seventh Circuit Probate Court for Davidson County, Tennessee, the said Meredith Campbell, Jr., was appointed as Executor with full power to convey subject property.

This is improved property known as 2416 18th Avenue North, Nashville, TN 37208

Said Property is conveyed subject to any and all matters as set forth in Plat Book 3600, Page 46, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless, otherwise herein set out, and do further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of April, 2013.

Meredith Campbell Jr. Executor

Meredith Campbell, Jr., Executor

STATE OF TENNESSEE
COUNTY OF Williamson

On this 19th day of ~~August~~ April, 2013, before me personally appeared, **Meredith Campbell, Jr.**, Executor to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 19th day of April , 2013.

My commission expires: 3/21/17

Carol T Baker

Notary Public

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $86,500.00.

Kathleen Morrison

Affiant

Subscribed and sworn to before me this 19th day of April, 2013.

Tracey Perry

Notary Public

My Commission Expires:
3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015