WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **22nd** day of **November, 2013** Notary Public MY COMMISSION EXPIRES: 7-3-17 (AFFIX SEAL)

STEVEN MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael James and Amy Kaufman	BENCHMARK HOME LOANS	103-16-0C-609.00-CO
(NAME) 4225 Harding Pike #609	(NAME) 5160 TENNYSON PKWY, STE 200W	
(ADDRESS) Nashville, TN 37205	(ADDRESS) PLANO, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Ira S. Campbell and Kathryn H. Campbell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael James and Amy Kaufman, husband and wife**, 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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 609 on the plan of Wellington Arms, a Condominium Development of record in Plat Book 5200, page 316, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ira S. Campbell and wife, Kathryn H. Campbell by Warranty Deed from Daniel A. Edwards and wife, Amy B. Edwards dated December 9, 2003, of record in Instrument No. 20031211-0177763, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4225 Harding Pike #609, Nashville, TN 37205

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, has 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:T20130100565 DEEDWARR
Recvd: 11/27/13 14:15 2 pgs
Fees:13.00 Taxes:703.00
20131127-0121914

Witness our hands this **22nd** day of **November, 2013**

Ira S. Campbell by Kathryn H. Campbell Atty. in Fact
Ira S. Campbell
By Kathryn H. Campbell, Attorney in Fact

Kathryn H. Campbell
Kathryn H. Campbell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Kathryn H. Campbell**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Ira S. Campbell**, and who acknowledged that she executed the same as the free act and deed of the sale **Ira S. Campbell**, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20131127-0121912, said Register's Office.

Witness my hand and official seal, this **22nd** day of **November, 2013**

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Kathryn H. Campbell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **November, 2013**

Notary Public

My commission expires: _____

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016