THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130108014 DEEDWARR
Recvd: 12/31/13 11:19 3 pgs
Fees:18.00 Taxes:4995.00

20131231-0131172

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Campbell	New Owner	MAP
106 Clarendon Ave		PARCEL 116-06-0-005.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Gregory R. Flanagan and wife, Kendall J. Flanagan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Campbell and Donna Campbell, 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 parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee, located on Clarendon Avenue, south of Highway 70 South, and being shown as Parcel 5.00 on Map 116-06, belonging to Williams, as evidenced in Instrument Number 20061109-0139598, in the Register's Office for Davidson County, Tennessee (RODCT), said parcel also shown as part of Lot 14 of the Plan of Deerfield Subdivision as evidenced in Plat Book 547 page 191, RODCT, and being more particularly described as follows:

BEGINNING at an iron pin located on the south margin of Highway 70 South (Harding Pike) said iron pin being in the east line of Lot 14 and said iron pin being in the west line of Lot 15, and said iron pin being approximately Northeast 105 feet more or less from the intersection of Davidson Road and Highway 70 South and said iron pin also being the northeast corner of the property herein described and said iron pin being the northwest corner of McLeod (Map 116-06 Parcel 6.00), as evidenced in Deed Book 4093, Page 32 RODCT, thence;

1) leaving the south margin of Highway 70 South, with the line common to McLeod, South 41 degrees 35 minutes 57 seconds East, passing an iron pin at a distance of 544.22 feet, a total distance of 569.12 feet to an iron pipe, said iron pipe being in the south line of the property herein described, and said iron pipe being the southeast corner of Lot 14, and said iron pipe also being the southwest corner of Lot 15, and being in the west line of Wallace (Map 116-10 Parcel 1.00), as evidenced in Deed Book 10687 Page 734, RODCT, thence;

2) turning a corner, with the line common to Wallace, South 54 degrees 37 minutes 02 seconds West, a distance of 34.27 feet to an iron pin, said iron pin being in the south line of the property herein described, and said iron pin being the northeast corner of Wallace and said iron pin also being the northeast corner of Grote (Map 116-10 Parcel 10.00) as evidenced in Instrument Number 20090115/0003796, RODCT, thence;

3) leaving the line common to Wallace, with the line common to Grote, South 46 degrees 40 minutes 55 seconds West, a distance of 239.69 feet to an iron pipe on the east margin of Clarendon Avenue, said iron pipe being the southwest corner of the property herein described and said iron pipe being the northwest corner of Grote, thence;

4) with the east margin of Clarendon Avenue, with a curve turning to the left with an arc length of 50.20 feet , with a radius of 830.88 feet, with a chord bearing of North 38 degrees 20 minutes 19 seconds West, with a chord length of 50.19 feet to an iron pin, said iron pin being a corner of the property herein described and said iron pin being the southwest corner of Lackey (Map 1 / 6-06 Parcel 4.00) as evidenced in Instrument Number 20071127/0137413, RODCT, thence;

5) leaving the east margin of Clarendon Avenue, with the line common to Lackey, North 46 degrees 40 minutes 55 seconds East a distance of 126.10 feet to an iron pin, said iron pin being an interior corner to the property herein described and to Lackey, thence;

6) continuing with the line common to Lackey, North 03 degrees 05 minutes 21 seconds East a distance of 56.60 feet to an iron pin, said iron pin being an interior corner to the property herein described and to Lackey, thence;

7) continuing with the line common to Lackey, North 41 degrees 04 minutes 39 seconds West a distance of 182.00 feet to an iron pin, said iron pin being an interior corner to the property herein described and to Lackey, thence;

8) continuing with the line common to Lackey, North 63 degrees 34 minutes 39 seconds West a distance of 107.60 feet to an iron pin, said iron pin being an interior corner to the property herein described and to Lackey, thence;

9) continuing with the line common to Lackey, North 49 degrees 44 minutes 40 seconds West a distance of 169.51 feet to an iron pin on the east margin of Highway 70 South, said iron pin being the northwest corner of the property herein described and said iron pin being the northeast corner of Lackey, thence;

10) leaving the line common to Lackey, with the south margin of Highway 70 South, North 38 degrees 37 minutes 08 seconds East a distance of 170.06 feet to an iron pin the BEGINNING. containing 1.7949 acres or 78187 square feet, more or less, according to a survey by Jesse E. Walker, RMS, PE, dated July 14, 2010.
Being the same property conveyed to Gregory R. Flanagan and wife, Kendall J. Flanagan by Warranty Deed from Louis Christopher Williams, Trustee Under Revocable Trust Agreement Dated May 20, 1997 (A Living Trust), of record at Instrument No. 20100730-0059747, Register's Office for Davidson County, Tennessee, dated July 28, 2010 and recorded on July 30, 2010; andBeing the same property conveyed to Gregory R. Flanagan and wife, Kendall J. Flanagan by Quitclaim Deed from Louis Christopher Williams, Trustee under Revocable Trust Agreement Dated May 20, 1997 (A Living Trust), of record at Instrument No. 20100730-0059748, Register's Office for Davidson County, Tennessee, dated July 28, 2010 and recorded on July 30, 2010.

This property is known as 106 Clarendon Ave, Nashville TN 37205

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **106 Clarendon Ave, 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, 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 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.

Witness _____ hand( ) this the 30th day of December, 2013.

Gregory R. Flanagan

Kendall J. Flanagan

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 **Gregory R. Flanagan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of December, 2013.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 **Kendall J. Flanagan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of December, 2013.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public