WARRANTY DEED 510636

Davidson County DEEDWARR
Recvd: 02/26/14 10:44 3 pgs
Fees:18.00 Taxes:466.20
20140226-0016378

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2014

Notary Public

MY COMMISSION EXPIRES: May 23, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip Campbell	Owner	061-08-0-023.00
(NAME)	(NAME)	
4716 Log Cabin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Ellen L. Speakman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phillip Campbell,** 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 land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, lying in the forks of Haysboro Avenue and Log Cabin Road, as shown on the Plan of A. J. McGaughey's Second Haysboro Subdivision, as of record in Book 547, Page 43, Register's Office of said County, the following described property is a part of a survey made by Lewis D. Justice, Surveyor, February 25, 1944, and is according to a survey made by Lewis D. Justice, Surveyor, September 13, 1946, and is a part of Lot No. 5 in the proposed subdivision of part of Lot No. 3, McGaughey's Haysboro Plan.
Beginning at the intersection of Haysboro Avenue and Log Cabin Road and running thence with the southerly margin of said Avenue a distance of 116.5' to a point; thence South a distance of 191' to a point intersecting the present boundary of Lot No. 5; thence West 97.5' to a point in the northerly margin of Log Cabin Road; and thence with the northerly margin of said Road, North 245' to the beginning.

Included in the above description but expressly excluded therefrom is the following described property conveyed By Aaron Burr Bobbitt and wife, Lula H. Bobbitt, to Hal L. Hix and wife, Gladys L. Hix, of record in Book 2037, page 497, Register's Office for said County, described as follows:
Beginning on the easterly margin of Log Cabin Road at the northwest corner of the property conveyed to Hal L. Hix and wife by deed from G.H. Balthrop and wife, of record in Book 1578, page 139, Register's Office for said County; thence with the line between lots Nos. 5 and 6, eastwardly 97.5 feet to the westerly line of the property conveyed to D. M. Huffines and wife by deed from Mrs. Viola D. Gourley of record in Book 1627, Page 595, said Register's Office; thence with Huffines' westerly line, northwardly 5 feet; thence westwardly 97.5 feet to the easterly margin of Log Cabin Road; thence with said Road, southwardly 5 feet to the beginning.

Being the same property conveyed to John D. Speakman and wife, Ellen L Speakman of record in Book 7445, Page 106, said Register's Office. John D. Speakman having since died.

unimproved ☐

This is improved ☑ property, known as 4716 Log Cabin Road, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 20th day of February, 2014.

Ellen L. Speakman

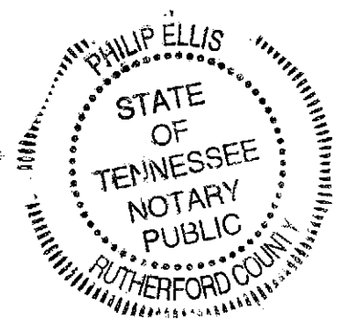
State of Tennessee
County of Rutherford

Personally appeared before me Ellen L. Speakman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of February, 2014.

Notary Public
My Commission Expires: May 23, 2016

File No.: 20100



I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY