WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140035897 DEEDWARR
Recvd: 05/22/14 11:18 2 pgs
Fees:13.00 Taxes:1202.50
20140522-0044200

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Armelle Munoz	New Owner	
(NAME)	(NAME)	104-02-A-401 CO
3102 West End Cir. Unit 401		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **SEAMUS CAMPBELL, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARMELLE MUNOZ, AN UNMARRIED WOMAN,** 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:

A certain condominium unit in Davidson County. Tennessee, being Unit No. 401 of the 3102 West End Circle Condominiums as established by the Master Deed of record as instrument No, 20050405-0037200, as amended in Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq , as amended, said Unit being shown as part of Exhibits "E.1" and "E-2" of said Master Deed.

This has not been the marital residence for the Grantor or his spouse.

Being the same property conveyed to Seamus Campbell, unmarried by Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20070529-0063519, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20060616-0072004, said Register's Office; and (c) master deed of record in Instrument No. 20050405-0037200 and Instrument No. 20061018-0129536, said Register's Office; (d) charter of record in Instrument No. 20050408-0038974, said Register's Office; (e) easement of record in Instrument No. 20050630-0075316, Instrument No. 20060911-0111952, Instrument No.20050715-0082454, Instrument No.20050715-0082455, Instrument No.20060912-0112730 and Instrument No. 20060629-0078073, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3102 West End Cir. Unit 401, Nashville, TN 37203

(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 hand this 26 day of May, 2014.

Seamus Campbell by J. Gregory Hardeman

Seamus Campbell , By: J. Gregory Hardeman, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20th day of May, 2014, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Seamus Campbell and acknowledged that he executed the same as the free act and deed of Seamus Campbell.

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2014.

Commission expires:

Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

Return to:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212