WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038626 DEEDWARR
Recvd: 06/03/14 09:42 2 pgs
Fees:13.00 Taxes:629.00

20140603-0047653

B-RR-14-3803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
William Campbell, Kathryn Campbell William Campbell, II	**Tennessee Bank & Trust, A Division of Farmers Bank & Trust**	
(NAME) **3803 Oxford Street**	(NAME) **4007 Hillsboro Road**	**61-15-386.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KELLI L. BATEMAN FLEENER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM CAMPBELL AND WIFE, KATHRYN CAMPBELL, AND WILLIAM CAMPBELL, II, MARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the South 75 feet of Lot No. 265 and the North 25 feet of Lot No. 266 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County. Said property fronts together 100 feet on the Westerly margin of Oxford Street and extends back between parallel lines, 207.4 feet to a dead line, for a more particular description of said property.

Being the same property conveyed to Kelli L. Bateman by Warranty Deed from Wesley W. Henderson and wife, Heather R. Henderson, recorded on the 15th day of August, 2003 in Instrument No. 20030815-0117914, in the Register's Office of Davidson County, Tennessee. The said Kelli L. Bateman having since married and now being known as Kelli L. Bateman Fleener.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- Plat of recorded in Plat Book 332, Page(s) 101;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3803 Oxford Street, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 29th DAY OF MAY, 2014.

Kelli L. Bateman Fleener by John Gleaves, Attorney-In-Fact

Matthew Fleener by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KELLI L. BATEMAN FLEENER, and who acknowledged he/she/they executed the same as the free act and deed of the said KELLI L. BATEMAN FLEENER.

Witness my hand and official seal, this the 29th of May, 2014.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW FLEENER, and who acknowledged he/she/they executed the same as the free act and deed of the said MATHEW FLEENER.

Witness my hand and official seal, this the 29th of May, 2014.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212