RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 142,900.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2014.

Notary Public

My commission expires: 3-01-16

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140038756 DEEDWARR
Recvd: 06/03/14 12:10 2 pgs
Fees:13.00 Taxes:528.73
20140603-0047848

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BENJAMIN KAMINSKI **CHARMESE KAMINSKI**	**SWBC MORTGAGE CORPORATION**	**04214002100**
128 RHINE DRIVE	**9311 SAN PEDRO AVENUE, STE 100**	
MADISON, TN 37115	**SAN ANTONIO, TX 78216**	

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 ACKNOWLEDGE, WE,

CAROLYN U. CAMPBELL, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN KAMINSKI and CHARMESE KAMINSKI, 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 LOT NO. 81 ON THE PLAN OF SHERRY HEIGHTS, SECTION III, OF RECORD IN BOOK 2331, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 81 FRONTS 124 FEET ON THE WESTERLY SIDE OF RHINE DRIVE AND RUNS BACK BETWEEN LINES 390 FEET ON THE NORTHERLY LINE AND 276.3 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 169.1 FEET.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN U. CAMPBELL, MARRIED, BY WARRANTY DEED FROM MAURICE E. POWERS AND WIFE, MARGARET U. POWERS, DATED 06/14/2013 AND RECORDED ON 06/17/2013 IN INSTRUMENT NUMBER 20130617-0061612, DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY WAS USED FOR INVESMENT PURPOSES ONLY BY GRANTEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 128 RHINE DRIVE, MADISON, TN 37115.

QUC

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 in 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 hand(s) this 27th day of May, 2014.

Carolyn U. Campbell
CAROLYN U. CAMPBELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CAROLYN U. CAMPBELL, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY