WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140041932 DEEDWARR
Recvd: 06/13/14 11:04 2 pgs
Fees: 13.00 Taxes: 37.00
20140613-0051793

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Jordan Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **4th** day of **June, 2014**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SELENA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lasean ~~Lasen~~ Campbell	~~CASH~~	059 16 0 111.00, 059 16 0 110.00
(NAME)	(NAME)	
2511 & 2513 Adlai St	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **The Estate of John T. Murphree**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ~~Lasen~~ **Campbell, unmarried,** 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) X Lasean

Land in Davidson County, Tennessee, being Lots Nos. 116 and 117 on Haynie's Cleveland Plan pf record in Book 161, page 35, Register's Office for said County.

Said Lots adjoin together 87 feet on the northerly side of Adlai Street and extend back between lines 125 feet on the easterly line and 143 feet, more or less, on the westerly line to an alley on which lot 117 measures 18 feet, lot 116 being triangular in shape.

BEING the same property conveyed to J. T. Murphree and wife, Winifred Murphree by Warranty Deed dated July 18, 1988 from J.T. Murphree, Thomas H, Pratt, Jr. and Donald W. Pratt d/b/a Murphree-Pratt Land Company and filed of record in Book 6610, page 14, Register's Office for Davidson County, Tennessee. The said John T. Murphree having since died on or about August 18, 2011.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☑
This is improved ☐ property, known as 2511 & 2513 Adlai St, Nashville, TN 37207

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, has 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 our hands this **4th** day of **June, 2014**

The Estate of John Murphee by Terry Murphee Executor

The Estate of John Murphee
By: Terry Murphee, Executor

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Henry

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Terry Murphee with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Executor of the The Estate of John Murphee, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this **4th** day of **June, 2014**

Jenniffer Townsend
Notary Public

My commission expires: MY COMMISSION EXPIRES JUNE - 23 - 2015

JENNIFFER TOWNSEND STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HENRY

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122