BILL GARRETT, Davidson County
Trans:T20140043458 DEEDWARR
Recvd: 06/19/14 10:31 2 pgs
Fees:13.00 Taxes:1073.00
20140619-0053550

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of June, 2014, by and between Sandra Campbell, Unmarried party of the first part, and Michael B Hazlett, Married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being the North 50 feet of the South 100 feet of the East 145 feet more, or less of Lot No. 62 on the Map of O. B. Hayes Plan, of record in Book 21,Page 87, said Register's Office.

SAID part of said Lot No. 62 fronts 50 feet on the westerly side of 14th Avenue, South formerly Lorango Street, and runs back between parallel lines, paralleled to and 50 feet north of the North line of Lot No. 63, 145 feet more or less, to a 12-foot alley.

Being all or part of the same property conveyed to Sandra Campbell by virtue of that certain Quit Claim Deed dated May 31, 2014, at Instrument No. 20140604-0048450 in the amount of $10.00 in the Register's Office of Davidson County, Tennessee.

Being previously conveyed to Clem Campbell and Clara Campbell by virtue of that certain Warranty Deed dated June 25, 1997, at Book 10516, Page 456, in the amount of $28,000.00 in the Register's Office of Davidson County, Tennessee. Clem Campbell being deceased January 8, 2013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 22014 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Sandra Campbell

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sandra Campbell and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of June, 2014.

Paula Arthur
Notary Public

My Commission Expires: 9/09/2017

PAULA M. ARTHUR
Notary Public, State of Texas
My Commission Expires
September 09, 2017

Property Owner & Address: Michael B Hazlett

~~3235 Walnut Bend Lane~~ 2404 Cason Lane
~~Houston, TX 77042~~ Murfreesboro, TN 37128

Tax Parcel No 10505020100

Property Address: 1717 14th Ave S
Nashville, TN 37212

MAIL TAX
BILLS TO: PROPERTY OWNER

Firm File #: 20140528

STATE OF ~~TENNESSEE~~ PA Texas
COUNTY OF ~~DAVIDSON~~ HARRIS

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $290,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Sandra Campbell
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of June, 2014.

Paula Arthur
Notary Public

My Commission Expires: 9/09/2017

PAULA M. ARTHUR
Notary Public, State of Texas
My Commission Expires
September 09, 2017