WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

R-P-14-4505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140065630 DEEDWARR
Recvd: 09/04/14 08:46 2 pgs
Fees:13.00 Taxes:895.40
20140904-0080731

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:	
Linda Campbell and Seth Campbell	Same	
(NAME)	(NAME)	**116-03-0B-150.00-CO**
4505 Harding Pike #150	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Same	
(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 **AMANDA G. CARLEN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LINDA CAMPBELL AND SETH CAMPBELL, WIFE AND HUSBAND** 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:

Being Unit No. 150 as shown on the Plat of Royal Oaks Apartments, a Condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided interest in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, Page 972, et seq., Register's Office for said County, Said unit is also known as Apartment No. 150.

Being the same property conveyed to Amanda G. Carlen, unmarried by deed from Mary Douglas Holt, unmarried of record in Book 9304, page 3, Register's Office for Davidson County, Tennessee, dated April 06, 1994 and recorded on April 06, 1994.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 45, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5282, Page 972 and Book 5282, Page 992, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement of record in Book 5144, Page 244, in the Register's Office for Davidson County, Tennessee.
- Easements and reservations contained in Deed of record in Book 4744, Page 370, modified in Book 4978, Page 524, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3165, Page 607, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer of record in Book 3347, Page 188, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record in Book 4835, Page 964, in the Register's Office for Davidson County, Tennessee.
- Easement for Driveway of record in Book 4668, Page 986, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 3958, Page 152, in the Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 5282, Page 501, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4505 Harding Pike #150 , Nashville, Tennessee 37205**.

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 28th DAY OF AUGUST, 2014.

Amanda G. Carlen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA G. CARLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY