This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22345.2014

Davidson County DEEDWARR
Recvd: 09/08/14 16:02 4 pgs
Fees:23.00 Taxes:296.00
20140908-0082205

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Ridgetop, Inc. 909 Division Street Suite 200 Nashville, TN 37203	Same	081 12 0 403.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Michael Ray Campbell** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Ridgetop, Inc., an active Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the southerly 30 feet of Lot No. 161 on the Map of McGavock and Wetmore's First Addition to Nashville, called Town of McGavock, of record in Plat Book 21, Page 23, Register's Office of Davidson County, Tennessee and further described as follows:

Beginning at a point in the westerly right of way line of 9th Avenue North, said point being the northeasterly corner of this tract; thence with the northerly line of the Steven S. Vandevender property south 43 degrees 38' 40" west 150.00 feet to an iron rod (new); thence with the easterly margin of Metro Alleyway #503 north 46 degrees 45' 00" west 30.00 feet to an iron rod (new); thence with the southerly line of the Metropolitan Government of Nashville and Davidson County, Tennessee property north 43 degrees 38' 40" east 150.00 feet to an iron rod (new); thence with the westerly right of way line of 9th Avenue North south 46 degrees 45' 00" east 30.00 feet to a pk nail (new), the point of beginning and containing 4,500 square feet or 0.103 acres more or less according to a boundary survey made by Marty Cantrell RLS #1638 dated August 21, 2014.

Being the same property conveyed to Michael Ray Cambell by Deed dated March 9, 2004 from Johnny Burroughs and wife, Linda Burroughs and being of record in Instrument Number 20040309-0026961, Register's Office of Davidson County, Tennessee.

The above described property is not and has never been the primary residence of the Grantor.

SUBJECT TO THE FOLLOWING:

1. 2014 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 21, Page 23, said Register's Office.

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, its successors and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1403 9th Avenue North, Nashville, Tennessee 37208

Executed on this 8th day of September, 2014.

Michael Ray Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael Ray Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of September, 2014.

Notary Public

My Commission Expires: 2/6/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 8th day of September, 2014.

Notary Public

My Commission Expires: 2/6/15

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

