BILL GARRETT, Davidson County
Trans:T20150006260 DEEDWARR
Recvd: 01/26/15 14:34 2 pgs
Fees:13.00 Taxes:231.25
20150126-0007406

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1006**

WARRANTY DEED

THIS INDENTURE, made and entered into this **1/20/2015**, by and between **Eugene P. Campbell,** parties of the first part, and **Harold Plemons and Carol Plemons, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Geo. E. Jackson's Subdivision of the Marable Lot, as of record in Book 161, page 86, Register's Office for said County.

Said Lot No. 24 fronts 39 feet, more or less, on the northerly margin of Indiana Avenue, formerly Locust Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Eugen P. Campbell by Quitclaim Deed from Johnie Mai Burton Campbell, dated 01/28/1994, of record in Book 9236, page 274, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Melvin B. Butler, Trustee from Johnie Mail Burton Campbell and from Melvin B. Butler, Trustee to Ernest S. Campbell and wife Johnie Mail Burton Campbell, dated 06/11/1986 of record in Book 6884, page 168, Register's Office for Davidson County, Tennessee. The said Ernest S. Campbell has since dies.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **092 09 0 095.00**
☒ Improved **3026 Indiana Avenue, Nashville, TN 37208**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

Eugene P. Campbell

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Eugene P. Campbell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 20th day of January, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Harold Plemons and Carol Plemons**

and Address: **3026 Indiana Avenue, Nashville, TN 37208**

Mail tax bills to 85 White Bridge Road, Nashville, TN 37205

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$62,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 20th day of January, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.