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

Davidson County DEEDWARR
Recvd: 02/27/15 13:38 2 pgs
Fees:13.00 Taxes:110.63
20150227-0017186

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of February, 2015, by and between Sherrell Steele, party of the first part, and Susan Campbell, a married woman, as her sole and separate property, 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 NORTHERLY ONE HALF OF THE SOUTHERLY 62 FEET OF LOT NO. 183 ONT HE MAP OF MCGAVOCK, WETMORE AND OTHERS ADDITION, AS OF RECORD IN BOOK 21, PAGE 41, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT NO. 183 FRONTS THIRTY-ONE (31) FEET ON THE WESTERLY SIDE OF 12TH AVENUE, NORTH, FORMERLY FLORENCE STREET (THE PRESENT NASHVILLE CITY HOUSE NUMBER BEING 1533), AND RUNS BACK BETWEEN LINES PARALLEL TO WHELESS STREET 154 FEET TO AN ALLEY.

Being all or part of the same property conveyed to Sherrell Steele by virtue of that certain Quit Claim Deed dated November 3, 2014, at Instrument No. 20141117-0105984, Quit Claim Deed dated October 9, 2014 at Instrument No. 20141117-0105985, Quit Claim Deed dated October 14, 2014 at Instrument No. 20141117-0105986, Quit Claim Deed dated October 10, 2014 at Instrument No. 20141117-0105987, Quit Claim Deed dated October 10, 2014 at Instrument No. 20141117-0105988 and Quit Claim Deed at Instrument No. 20141118-0106287 all in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has not been used as her primary residence.

Being previously conveyed to Sherrell Steele and Brenda Teasley by virtue of that certain Quit Claim Deed dated October 22, 2008, at Instrument No. 20081022-0105854 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

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.

Sherrell Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 27th day of February, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Susan Campbell
1755 Players Mill Rd
Franklin, TN 37067

Tax Parcel No 08111053800

Property Address: 1633 12th Avenue
Nashville, TN 37208

MAIL TAX BILLS TO: 1755 Players Mill Rd
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $29,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Susan Phelps
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of February, 2015.

Memorie White
Notary Public

My Commission Expires: 1.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, 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.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18