WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150028927 DEEDWARR
Recvd: 04/17/15 09:10 2 pgs
Fees:13.00 Taxes:676.73
20150417-0034091

R-VRES-15-2901-B15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:	MAP / PARCEL NUMBER (S)
Jeff Harmon	**Same as New Owner**	
(NAME)	(NAME)	**104100N01500CO**
4117 Hillsboro Pike, #103-162		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **TONEY CAMPBELL, UNMARRIED AND BLAKE CAMPBELL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFF P. HARMON, AS TRUSTEE OF THE JEFF B. HARMON TRUST, DATED AUGUST 11, 1989,** 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:

Land in Davidson County, Tennessee, being Unit No. B-15 together with the appurtenant interest in the common elements of Westchester Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20070607-0068596 and corrected in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Toney Campbell and wife, Irene Campbell, by Deed from Lauren Lackey, a single woman and Lynn Lien, married by Deed filed for record in Instrument No. 20070917-0111177, Register's Office for Davidson County, Tennessee. Said Irene Campbell having since died on January 21, 2009, leaving Toney Campbell as the surviving tenant by the entirety.

Being the same property conveyed to Toney Campbell, unmarried, and Blake Campbell, married, as tenants in common with rights of survivorship, by Quitclaim Deed from Toney Campbell, recorded on the 14th day of August, 2012, in Instrument No. 20120814-0072475, in the Register's Office of Davidson County, Tennessee.

The above-described property has never been the primary or marital residence of either grantor herein.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent.
- Plat of BRANSFORD REALTY CO'S SUBDIVISION OF WESTMORELAND PLACE, as recorded in Plat Book 421, Page(s) 16, said Register's Office.
- Charter of Homeowners Association recorded at Instrument No. 20070614-0071268, said Register's Office.
- Master Deed establishing WESTCHESTER CONDOMINIUMS of record in Instrument No. 20070607-0068596, corrected at Instrument No. 20071009-0120320, said Register's Office.
- All matters shown on a survey prepared by E. Roberts Alley and Associates, Inc., dated December 18, 2002, 300 10th Avenue South, Nashville, Tennessee 37203, TN RLS No. 1685.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2901 Blair Blvd, #B15, Nashville, Tennessee 37212**.

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 13th DAY OF APRIL, 2015.

Toney Campbell

Toney Campbell

Blake Campbell

Blake Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONEY CAMPBELL, 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 13th of April, 2015.

Notary Public
My Commission Expires: 3618
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLAKE CAMPBELL, 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 13th of April, 2015.

Notary Public
My Commission Expires: 3618
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212