WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

File #15050

BILL GARRETT, Davidson County
Trans:T20150029742 DEEDWARR
Recvd: 04/20/15 15:20 2 pgs
Fees:13.00 Taxes:1295.00
20150420-0035139

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K. Ryan Meadows	New Owner	-117-04-0-151.00
(NAME)	(NAME)	
615 Main St. Ste 114		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bruce Allan Campbell,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K. Ryan Meadows,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee and that part of Brightwood Avenue added to said Lots by Agreement of record in Book 716, Page 2, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 121 fronts 50 feet on the Westerly side of Brightwood Avenue, and runs back between parallel lines of 176.5 feet to an alley.

Being the same property conveyed to Bruce Allan Campbell, unmarried by Warranty deed from Jerri Sloan Shore, unmarried of record in Instrument No. 20110322-0022272 Register's Office for Davidson County, Tennessee, dated March 21, 2011 and recorded on March 22, 2011

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 421, Page 101 and amended by agreement of record in Book 716, page 2, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2705 Brightwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 10th day of April, 2015.

Bruce Allan Campbell
BY: Drew Campbell

Bruce Allan Campbell

By: Drew Campbell, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of April , 2015, before me personally appeared Drew Campbell to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Bruce Allan Campbell and acknowledged that he executed the same as his free act and deed by virtue of that Power of Attorney recorded in Instrument No. 20150420-0035138 herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 10th day of April 2015.

NOTARY PUBLIC

My Commission Expires: 9/24/2015



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206