BILL GARRETT, Davidson County
Trans:T20150031406 DEEDWARR
Recvd: 04/24/15 15:52 4 pgs
Fees:23.00 Taxes:1091.50
20150424-0037071

This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
P.O. Box 60600
Nashville, TN 37206-0600

Address New Owner As:	Send Tax Bills To:	Parcel Identification Number:
Paul Jefferson Campbell 939 Russell Street, Unit 304 Nashville, TN 37206	F&M Bank P.O. Box 451 Clarksville, TN 37041	082-16-0-B-304.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Kenneth L. Campbell** and wife, **Karen S. Campbell** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Paul Jefferson Campbell**, a single man (the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being collectively the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, his heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantors covenant that the Grantors are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except to the extent otherwise set forth in Exhibit B hereto; and the Grantors will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantors and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 22nd day of April, 2015.

Kenneth L. Campbell

Karen S. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2015.

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

Notary Public For The State Of Tennessee
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Campbell and wife, Karen S. Campbell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 22nd day of April, 2015.

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public For The State Of Tennessee
My Commission Expires: July 3, 2015

Exhibit A

Legal Description

A condominium apartment in Davidson County, Tennessee, being Unit No. 304, second floor and loft, together with the storage and parking area designed as 304 Russell Street Commons III, of record in Plat Book 6900, Page 375, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth L. Campbell and wife, Karen S. Campbell, by deed from Rita H. Wilkinson, of record as Instrument No. 20120720-0063980, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 939 Russell Street, Unit 304, Nashville, Tennessee 37206 (Tax Map/Parcel Identification No. 082-16-0-B-304.00-CO).

Exhibit B

Exceptions

1. 2015 Davidson County property taxes for Map/Parcel 082-16-0-B-304-CO, a lien, but not yet due and payable.

2. Declaration of Restrictive Covenants for Aeby Subdivision of record in Book 6551, Page 73, in the Register's Office for Davidson County, Tennessee.

3. All matters shown on the Master Deed for Russell Street Commons III, of record in Book 7303, Page 487, in the Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plat of Russell Street Commons III, of record in Plat Book 6900, Page 375, in the Register's Office for Davidson County, Tennessee.