RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150032431 DEEDWARR
Recvd: 04/29/15 12:19 2 pgs
Fees:13.00 Taxes:296.00
20150429-0038296

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2015.

Notary Public

My commission expires: 8-14-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Karen A. Campbell Daniel Rauso	New Owner	
925 Oneida Avenue		07209004800
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA SIMON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN A. CAMPBELL, UNMARRIED AND DANIEL RAUSO, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 part of Lots Nos. 105 and 106 on the Plan of Victory Heights of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Tract 1
Said Lot No. 105 fronts 60 feet on the north side of Oneida Avenue and runs back between parallel lines, 161 feet on the west line, and 160.3 feet on the east line, to a dead line in the rear, on which it measures 60 feet.

Included in the above description of the property being conveyed, but to be excluded therefrom, is the following described property now vested in the State of Tennessee by Decree of the Circuit Court for Davidson County, Tennessee as follows:

Beginning at a point in the southwesterly corner of the property of E. Roger Bryant, said point being also in the north margin of Oneida Avenue; thence running northeasterly 20 feet along Bryant's westerly boundary line to a point; thence running South 76 degrees 32 minutes East, 60 feet to a point on Bryant's easterly boundary line; thence running southwesterly 20 feet along Bryant's easterly boundary line to a point; thence running northwesterly 60 feet along the north margin of Oneida Avenue back to the point of beginning; containing 1,200 square feet more or less.

Tract 2
Beginning in the west line of Lot no 106, 20 feet north of the north margin of Oneida Avenue; thence easterly 24 feet; thence north 13 deg. 55' 12" east 140 feet to a point in the rear line of said Lot; thence west along the rear line of said Lots, 27 feet to the corner of Lots. Nos. 105 and 106; thence south along the line between said lots, 140.3 feet to the beginning.

Being the same property conveyed to Dottie Davis and Roosevelt Ross by Warranty deed from Samuel J. Baker, unmarried of record in Book 8764, page 393, Register's Office for Davidson County, Tennessee, dated October 15, 1992 and recorded on October 22, 1992.

Roosevelt Ross died April 10, 2006 leaving his wife Dottie Davis Ross.

Being the same property conveyed to Joshua Simon, unmarried by Warranty deed from Dottie Davis NKA Dottie Ross, unmarried of record in Instrument No. 20150406-0030022 Register's Office for Davidson County, Tennessee, dated April 3, 2015 and recorded on April 6, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 925 Oneida Avenue, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of April, 2015.

Joshua Simon

Joshua Simon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Simon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of April, 2015.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018