WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-25403

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnny Crow, Jr.	NEW OWNER	094-13-0-041
(NAME)	(NAME)	
7979 Hwy. 100		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150034639 DEEDWARR
Recvd: 05/05/15 15:12 3 pgs
Fees:18.00 Taxes:133.20
20150505-0041048

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Katherine A. Harper , as to a one-quarter undivided interest and Timothy J. Campbell , as to a one-quarter undivided interest and Margaret E. Schmitz , as to a one-quarter undivided interest and Christopher P. Campbell , as to a one-quarter undivided interest, as tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Johnny Crow, Jr., unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 7 of Block "L", on the plan of Hermitage Addition to Nashville, of record in Plat Book 57, Page 43 and Plat Book 57, Page 108, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 7 fronts 45.4 feet on the southerly side of Green Street, extended, and runs back 140 feet on the easterly side and 150 feet on the westerly side to Hermitage Avenue on which it fronts 50 feet.

Being the same property conveyed to T E. Campbell and wife, Katherine Ann Campbell by Warranty Deed dated 01/06/1986 from T. E. Campbell Company, a Tennessee corporation of record in Book 6771, Page 278, Register's Office for Davidson County, Tennessee. The said T. E. Campbell having predeceased his wife, Katherine Ann Campbell a/k/a Katherine A. Campbell leaving her as sole surviving tenant by the entirety. The said Katherine A. Campbell a/k/a Katherine Ann Campbell having since died testate on 11/03/2011 devising subject property to Katherine A. Harper, Timothy J. Campbell, Margaret E. Schmitz and Christopher P. Campbell as evidenced by the Last Will and Testament of Katherine A. Campbell filed in Probate No. 11P1710, in the Probate Court Clerk's Office for Davidson County. For further evidence of conveyance see Quit Claim Deed from Christopher P. Campbell, Executor of the Estate of Katherine A. Campbell to Katherine A. Harper, as to a one-quarter undivided interest, Timothy J. Campbell, as to a one-quarter undivided interest, Margaret E. Schmitz, as to a one-quarter undivided interest, and Christopher P. Campbell, as to a one-quarter undivided interest, as tenants in common of record in Instrument 20120608005043 9, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 57, Page 43 and Plat Book 57, Page 108, said Register's Office.

County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 193 Little Green Street, Nashville, TN 37210

(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 30th day of April, 2015.

Katherine A. Harper

Timothy J. Campbell by Christopher P. Campbell attorney in fact

Margaret E. Schmitz by Christopher P. Campbell attorney in fact

Christopher P. Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine A. Harper and Christopher P. Campbell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2015.

Notary Public
My Commission Expires: 8/21/17

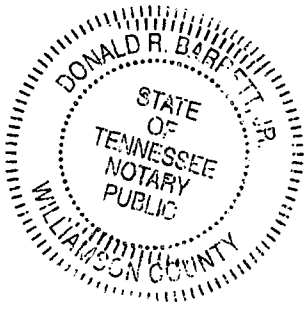
DONALD R. BARNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher P. Campbell, with whom I am personally acquainted, and who proved himself to be the attorney in fact of Margaret E. Schmitz and Timothy J. Campbell and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2015.

Notary Public
My Commission Expires: 8/24/17



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027