(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20150056006 DEEDWARR
Recvd: 07/10/15 11:06 3 pgs
Fees:18.00 Taxes:477.30
20150710-0067266

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $129,000.00.

Affiant

Subscribed and sworn to before me this 2 day of July, 2015.

Notary Public
My commission expires: COMMISSION EXPIRES JUNE 25, 2017

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

04-1506-55616

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffrey W. Campbell 303 Rural Hill Court Nashville TN 37217	NEW OWNER	149-04-0-003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Judson Gann and David Campbell Gann and Mary Elizabeth Gann n/k/a Mary Elizabeth Kapral**, the legal heirs of Helen Irene Gann, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey W. Campbell, a single man**, hereinafter called the Grantees, their successors 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. 29, on the Plan of Dorhill Acres, Section Two, of record in Book 2331, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen Irene Gann by Quitclaim Deed from Mary Elizabeth Gann, n/k/a Mary Elizabeth Kapral, for the purpose of creating a tenancy by the entirety, dated August 13, 2001, recorded August 20, 2001, of record in Instrument No. 20010820-0089408, Register's Office for Davidson County, Tennessee. The said Helen Irene Gann having since died on May 1, 2015.

Michael Judson Gann, Executor of the Estate of Helen Irene Gann, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of the Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARDS TO THE TITLE OF SUBJECT PROPERTY.

This property is improved property known as 303 Rural Hill Court, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of June, 2015.

Michael Judson Gann, Individual

Michael Judson Gann, Executor of the Estate of Helen Irene Gann, deceased

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael Judson Gann, Individual and Michael Judson Gann, Executor of the Estate OF Helen Irene Gann, deceased** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this ~~26th~~ 30th day of June, 2015.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 5/23/16

WITNESS my hand this 30th day of June, 2015.

David Campbell Gann

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David Campbell Gann,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN this 30th day of June, 2015.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires:

Mary Elizabeth Kapral

Mary Elizabeth Kapral

STATE OF FLORIDA
COUNTY OF BREVARD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary Elizabeth Kapral,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Palm Bay, FL this 30 day of June, 2015.

Notary Public

My Commission expires: November 14, 2017

JACQUELINE ERICKSON
Notary Public, State of Florida
Commission# FF 63057
My comm. expires Nov. 14, 2017