BILL GARRETT, Davidson County
Trans:T20150069248 DEEDWARR
Recvd: 08/18/15 08:13 2 pgs
Fees:13.00 Taxes:1021.20
20150818-0082757

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150700365

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 12th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 1-9-16

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Correll 1615 McEwen Ave. Nashville, TN 37206	Suntrust Mortgage 1001 Semmes Avenue Richmond, VA 23224	083-06-0-344.00

FOR AND IN 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, WE,

Will Harlan Dylan Campbell, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jesse Correll, unmarried and Jeanne Moren, unmarried, tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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 the westerly 57 feet of the southerly 150 feet of Lot No. 2 on the Plan of W.L. Horn's' Spout Spring Addition, as of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee.

BEING Lot "A" on the unrecorded Subdivision of said Lot No. 2, described according to a survey made by Z.L. Wilkinson, Surveyor, September 4, 1040, as follows:

BEGINNING at the northeast corner of McEwen Street and Rudolph Street; thence with the northerly margin of McEwen Street, eastwardly, 57 feet; thence at right angles, northwardly, 150 feet; thence at right angles, westwardly, 57 feet, to the easterly margin of Rudolph Street; thence with said Street, southwardly, 150 feet, to the beginning.

BEING the same property conveyed to Will Harlan Dylan Campbell, by Executor's Deed from Bonnie R. Campbell, Executor of the Estate of Penny E. Campbell, dated 5/5/15 and recorded 6/8/15 in Instrument No. 20150608-0053449, in the Register's Office of Davidson County, Tennessee.
Also being the same property previously conveyed to Penny E. Campbell, unmarried, by Quitclaim Deed from Patricia E. Matranga, unmarried, dated 1/25/02 and recorded 1/31/02 in Instrument No. 20020131-0013554; and being the same property previously conveyed to Penny E. Campbell, unmarried, and Patricia E. Matranga, unmarried, as joint tenants with right of survivorship and not as tenants in common, by Warranty Deed from Cheryl M. Gibson Jameson, married, dated 11/22/94 and recorded 11/28/94 in Book 9528, Page 925, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

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 is improved (X) property known as **1615 McEwen Ave., Nashville, TN 37206**
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 our hands this 12th day of August, 2015.

Will Harlan Dylan Campbell
Will Harlan Dylan Campbell

STATE OF North Carolina

COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Will Harlan Dylan Campbell the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Durham, North Carolina this 12th day of August, 2015.

Commission Expires: 10/13/19

Notary Public

Anthony Dwight House
NOTARY PUBLIC
Durham County, North Carolina
My Commission Expires 10/13/2019