BILL GARRETT, Davidson County
Trans:T20150078346 DEEDWARR
Recvd: 09/15/15 13:00 2 pgs
Fees:13.00 Taxes:111.00
20150915-0093557

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-2470D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Winifred G. Forrester, unmarried (NAME) | New Owner (NAME) | 59-15-44 |
| 616 Malta Drive (STREET ADDRESS) | 1709 Eastland Ave (STREET ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Nashville TN 37206 (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Thomas D. Campbell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Winifred G. Forrester, unmarried**, 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 Lot No. 72 on the plan of HAYNES HEIGHTS, SECTION II, as shown by plat of record in Plat Book 2331, Page 58, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Theodore R. Campbell from Robert V. Ransom, Jr., by Quit Claim Deed dated April 18, 2007, as Instrument No. 20070419-0046982, in the Register's Office for Davidson County, Tennessee. The said Theodore R. Campbell having since died July 13, 2015. Pursuant to the Last Will and Testament probated under Case No. 15P1382 the subject property was devised to Thomas D. Campbell.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2445, page 301, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 58, Register's Office for Davidson County, Tennessee.
3. Easements for sanitary sewers/storm drainage as recorded in Book 5314, page 341, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 616 Malta Drive, 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 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. Whenever 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/our hand(s) this 3rd day of September, 2015.

Thomas D. Campbell

September 03, 2015
Date

STATE OF California

COUNTY OF Los Angeles

NIDA JOSEF FISHER
Commission # 1996885
Notary Public - California
Los Angeles County
My Comm. Expires Nov 29, 2016

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Thomas D. 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, this 3rd day of September, 2015.

My Commission Expires: 11/29/16

Nida Jdisher
Notary Public

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**