THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150089710 DEEDWARR
Recvd: 10/21/15 12:45 2 pgs
Fees:13.00 Taxes:1405.63

20151021-0107089

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 379,900.00.

Benson W. Campbell IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF October 2015.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benson W. Campbell, IV	New Owner	MAP
6404 Bresslyn Road		PARCEL 115100 05900
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Mary A. English, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benson W. Campbell, IV and wife, Danielle Campbell**

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. 700 on the Plan of West Meade Farms, Section VII, as of record in Book 2331, page 13, Register's Office for Davidson County Tennessee, described as follows:

Beginning at a point in the northwesterly margin of Bresslyn Road, at the corner of Lots 700 and 701; thence with the line between said lots, and along the line of Lots 702 and 703; northwesterly 704.3 feet to a point; thence northeasterly 27 feet to a point; thence northerly 273.9 feet to a point; thence easterly 184.3 feet to a point, a corner of the subdivision known as West Meade Farms, Inc., Section P, of record in Book 2133, page 22, thence along the line of said Subdivision, southeasterly 728.7 feet to the margin of Bresslyn Road; thence with the margin of the same, southerly, around a slight curve, 121.9 feet to the point of beginning.

Being the same property conveyed to William M. English and wife, Mary A. English by warranty deed from Robert B. Guenther and wife, Barbara A. Guenther of record in Book 4676, page 910, Register's Office for Davidson County, Tennessee, dated 01/23/1973 and recorded on 01/30/1973. (Value or consideration shown in aforementioned deed $36,500.00.)

The said William M. English died January 1, 2012, leaving Mary A. English as surviving tenant by the entirety.
Being also known as 6404 Bresslyn Road Nashville, TN 37205.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6404 Bresslyn Road, Nashville, TN 37205.**

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 my hand( ) this the 19th day of October, 2015.

Mary A. English

Mary A. English

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary A. English** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of October, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE