WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2015.

Tracy Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

B-WR-15-303

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Natasha G. Herron	New owner	
(NAME)	(NAME)	**82-7-350.00**
303 Grace Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PAUL BUFORD CAMPBELL, SR. AND ANNETTE HANNA-CAMPBELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NATASHA G. HERRON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

and Donald Herron Jr, as joint tenants with right of survivorship

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit: Being a part of an unnumbered tract marked "Nave" and shown on the Plan of East Nashville Real Estate Company's Plan of Lots of record in Book 57, Page 11, Register's Office for said County. Said Lot fronts 50 feet on the North side of Grace Avenue, parallel to and 50 feet East of Meridian Street, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Paul Buford Campbell, Sr. to Paul Buford Campbell, Sr. and wife, Annette Hanna-Campbell as recorded on the 26th day of March, 2001 in Instrument No. 20010326-0028771; Divorce Decree as recorded in Deed Book 7860, Page 602; part of Deed from Paul B. Campbell to Laura B. Campbell as recorded on the 3rd day of December, 1974 in Deed Book 4872, Page 598 and Warranty Deed from Albert H. Bradford and wife, Beatrice B. Bradford to Paul B. Campbell as recorded on the 21st day of January, 1972 in Deed Book 4570, Page 935, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, as recorded in Plat Book 57, Page(s) 11, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **303 Grace Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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.

BILL GARRETT, Davidson County
Trans:T20150097301 DEEDWARR
Recvd: 11/16/15 14:52 2 pgs
Fees:13.00 Taxes:925.00

20151116-0116223

Witness my/our hand(s) this the 30th DAY OF OCTOBER, 2015.

Paul Buford Campbell, Sr.

Annette Hanna-Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of October, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

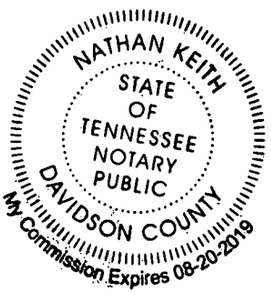


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of October, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212