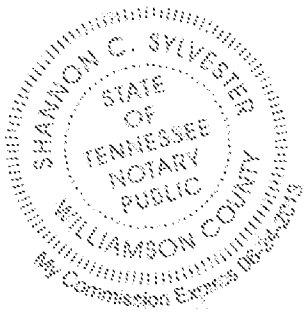
WARRANTY DEED



State of Tennessee
County of Davidson Maury AE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2015 16th

Notary Public

MY COMMISSION EXPIRES: 10/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin Campbell	Gardner Financial Sv	083-15-0/197.00
(NAME)	(NAME)	
264 Riverside Drive	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, Tx	78231
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Keith T. Cole, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Martin Campbell, an unmarried man,** 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. 4 on the final plat of riverside Drive Subdivision, Section one, as shown on plat of record in instrument No. 20140501-0036966, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keith Cole by deed from Riverside Dev, LLC a Tennessee Limited Liability company dated June 12,2014 and filed for record June 11, 2014 as Instrument No. 20140711-0061028 Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Current year taxes have been prorated and assumed by the Grantee(s).

Davidson County DEEDWARR
Recvd: 12/16/15 15:48 3 pgs
Fees:18.00 Taxes:1106.30
20151216-0126682

Subject to any and all matters appearing on the plan of record as shown in Instrument No. 20140501-0036966 in the Register's Office for Davidson County, Tennessee.

Subject to Ground Lease agreement of record in Book 10760, page 542, as assigned in book 11520, page 540, acknowledged in book 11520, page 549, and further assigned in Book 11520, page 556 and Instrument No. 20001211-0121548, in the Register's Office for Davidson County, Tennessee.

Subject to Telecommunications Easement of record in Instrument No. 20140114-0003779, Register's Office for Davidson County, Tennessee.

Subject to Inspection and Maintenance Agreement for Private Stormwater management Facilities of record in Instrument No. 20140307-0019251, Register's Office for Davidson County, Tennessee.

This Property is investment property and has never been the marital homestead of the seller.

*ols amended in Inst #20140909-0082350 and Inst #20141015-0095243

unimproved ☐

This is improved ☑ property, known as 264 Riverside Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 14th day of December, 2015.

Keith T. Cole

State of Tennessee
County of Davidson

Personally appeared before me Keith T. Cole, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of December, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: 2-22-16

File No.: 201511012

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO., TN

True Copy Certification

I, Shannon C. Sylvester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of MAURY

Personally appeared before me, SHERRI ANN CHURCH a notary public for this county and state, Shannon C. Sylvester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/18/18

{Notary' Seal}

