Box# 14
G# 28129-3

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$160,000.00** Affiant Subscribed and sworn to before me, this the 8th day of March, 2016. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160019628 DEEDWARR
Recvd: 03/10/16 09:34 2 pgs
Fees:13.00 Taxes:592.00
20160310-0022922

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James A. Campbell	**"New Owner"**	**Map 142-05-0-C Parcel 030.00co**
1033 Todd Preis Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Diana F. Bell, only heir of law of Alice Overton Figuers, deceased

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

James A. Campbell, married 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 Unit No. U-407, together with the carport designated No. U-407-C in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the Plan of River Plantation , Section Four, Condominium Apartments, recorded in Book 4860 , Pages 17, 18, and 19, amended in Book 4860 Pages 107, 108, and 109, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4892, Page 440, amended in Book 4956, Page 756, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Alice Overton Figuers by Deed from Kenneth G. Tidwelll and wife, Margaret P. Tidwell, dated February 26, 1982, of record in Book 5857, Page 159, Register's Office for Davidson County, Tennessee. The said Alice Overton Figuers died intestate on April 11, 2009 and was unmarried at the time of her death. By Administration of the Estate of Alice Overton Figuers, Probate No. 09P937 in the Seventh Circuit Court for Davidson County, Tennessee and Affidavit of Heirship of record in Instrument No. 20120516-0042400, Register's Office for Davidson County, Tennessee, Alice Overton Figuers was survived by Diana Figuers Bell who was her only child and sole heir.

The conveyance of the above described parcel of land is subject to the following:
(1) All matters shown on the Plan of record in Book 4860, Page 17, amended in Book 4860, Page 107, said Register's Office;
(2) All matters shown on Plat Book 4860, Page 16, Register's Office for Davidson County, Tennessee;
(3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Four, Condominiums, of record in Book 4892, Page 440, and as amended in Book 4956, Page 756,amended in Instrument No. 20050128-0010626 and in Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee;
(4) By-Laws of River Plantation, Section Four Homeowners' Association, Inc. of record in Book 4892, Page 456, and as amended in Book 4956, Page 756, Register's Office for Davidson County, Tennessee;
(5) Grant of Gas Service line or Fuel Line easement in Book 7776, Page 934, Register's Office for Davidson County, Tennessee;
(6) Subject to TVA easement of record in Book 2274, Page 547, Register's Office for Davidson County, Tennessee;
(7) Charter for River Plantation Section Four of record in Instrument No. 20050415-0042394, Register's Office for Davidson County, Tennessee;
(8) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

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This is Improved (X) Unimproved ( ) property, known as **1033 Todd Preis Drive, Nashville, TN 37221**

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 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 hand(s) this **8th** day of **March, 2016.**

Diana F. Bell

Diana F. Bell

STATE OF Florida)
COUNTY OF Palm Beach)

Personally appeared before me, a Notary Public of said County and State, **Diana F. Bell,** the within named seller, 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 at Royal Palm Beach (City), Florida (State), this **8th** day of **March, 2016.**

Notary Public

My Commission Expires: 12/6/18

ALMA ROSARIO
MY COMMISSION # FF 177370
EXPIRES: December 6, 2018
Bonded Thru Notary Public Underwriters