WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160021210 DEEDWARR
Recvd: 03/15/16 13:23 2 pgs
Fees:13.00 Taxes:1517.00
20160315-0024562

R-VRES-16-2112-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 08/15/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
John C. Austin and Michelle B. Austin	**Same as New Owner**	
(NAME)	(NAME)	**104-12-0C-201.00-CO**
4350 Sneed Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID A. CAMPBELL, MARRIED AND COURTNEY M. CAMPBELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN C. AUSTIN AND MICHELLE B. AUSTIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 201 on the Plan of Villages at Acklen, a Horizontal Property Regime with Master Deed and Bylaws of record in Instrument No. 20051221-0152869, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825 and Instrument No. 20070621-0074025, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to David A. Campbell, married, and Courtney M. Campbell, unmarried by Warranty deed from Alliance Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070802-0091866 Register's Office for Davidson County, Tennessee, dated July 23, 2007 and recorded on August 02, 2007.

The above-described property has never been the marital residence of either grantor herein.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Master Deed establishing a Horizontal Property Regime of Villages at Acklen of record in Instrument Number 20051221-0152869 as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, Instrument No. 20060526-0062317 and Instrument No. 20070621-0074025, with Revocation of the Master Deed of record in Instrument No. 20061108-0139001, Register's Office for Davidson County, Tennessee.
- Urban Renewal Plan of record in Book 10737, Page 558, said Register's Office.
- Lease Agreements for Parking Area of record in Instrument No. 20051026-0129448 and in Instrument No. 20060526-0062316, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2112 Acklen Avenue, Apt 201, Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 11th DAY OF MARCH, 2016.

David A. Campbell by John Gleaves as Attorney in Fact

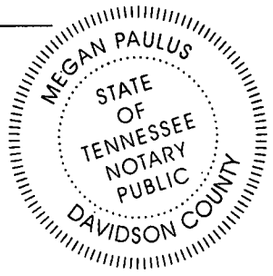
Courtney M. Campbell by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID A. CAMPBELL AND COURTNEY M. CAMPBELL, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID A. CAMPBELL AND COURTNEY M. CAMPBELL.

Witness my hand and official seal, this the 11th of March, 2016.

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



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