Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160031778 DEEDWARR
Recvd: 04/19/16 09:09 2 pgs
Fees: 13.00 Taxes: 1221.00
20160419-0037514

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2016.

Notary Public

My commission expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Kendrick Marie Campbell	New Owner	**104-02-4B-415.00-CO**
3000 Vanderbilt Place #415		
Nashville, TN 37212		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George R. Boddie and Sandra Pierce Boddie, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kendrick Marie Campbell, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 415 of Bristol West End, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End of record in Instrument Number 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, and Instrument No. 20101130-0095113 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thererof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to George R. Boddie an 88% undivided interest and Sandra Pierce Boddie a 12% undivided interest, as tenants in common by Warranty deed from Craven Crowell and wife, Fredricka Crowell of record in Instrument No. 20131024-0110778 Register's Office for Davidson County, Tennessee, dated October 22, 2013 and recorded on October 24, 2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3000 Vanderbilt Place, Unit No. 415, Nashville, TN 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 HANDS EFFECTIVE AS OF April 15, 2016:

George R Boddie by Ryan Rafoth as attorney in fact

George R. Boddie by Ryan Rafoth as attorney in fact

Sandra Pierce Boddie by Ryan Rafoth attorney in fact

Sandra Pierce Boddie by Ryan Rafoth as attorney in fact

The execution of this instrument is effected by the signature of Ryan Rafoth as Attorney-in-fact for George R. Boddie, which Power of Attorney is recorded in Instrument No. 20160419.0037513, and also by the signature of Ryan Rafoth as Attorney-in-fact for Sandra Pierce Boddie, which Power of Attorney is recorded in Instrument No. 20160419.0037512, both in said Register's office.

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF Williamson	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for George R. Boddie and Sandra Pierce Boddie ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 15th day of April, 2016.

My Commission Expires: 3/16/2019

Notary Public

20161197R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY