WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $165,000.00.

Affiant

Subscribed and sworn to before me this 9th day of May, 2016

Notary Public
My Commission expires: 9/4/16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Staci Etue	New Owner	071-04-0-100.00
2530 Flamingo Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marshall E. Skinner and wife, Kendyl J. Skinner**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Staci Etue, an unmarried woman and Joseph Campanella, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 389 on the plan of Joywood Heights, Section 11-A, of record in Book 1424, page 20, 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 Marshall E. Skinner and wife, Kendyl J. Skinner, by deed from Christina M. Dunham, married, on January 31, 2013, of record in Instrument Number 20130205-0011941, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 20, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1373, page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2530 Flamingo Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 9, 2016.

Kendyl J. Skinner

Marshall E. Skinner

Davidson County DEEDWARR
Recvd: 05/11/16 14:38 3 pgs
Fees:18.00 Taxes:610.50
20160511-0046927

STATE OF OHIO
COUNTY OF Franklin

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marshall E. Skinner and wife, Kendyl J. Skinner** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 9, 2016

My commission expires _____

_____
Notary Public

NOTARY PUBLIC STATE OF OHIO

JOEL CREACHBAUM
Notary Public, State of Ohio
My Commission Expires
August 13, 2019

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

