THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 05/24/16 10:18 3 pgs
Fees:18.00 Taxes:858.40
20160524-0051886

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $232,000.00.

Affiant

Subscribed and sworn to before me as of the 20th day of May, 2016.

Notary Public

My Commission Expires: 1-8-16

KIMBERLY CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN 8, 2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Gregory and Nancy Sandford 1114 Lischey Avenue Nashville, TN 37207-5705	SAME	082-03-0-377.00

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 consideration, the receipt and sufficiency all of which is hereby acknowledged, **Matthew Rice Campbell and Melissa Perkins Campbell, husband and wife**, hereinafter referred to as "Grantors," have bargained and sold, and by these presents do transfer and convey unto **Gregory Williams Sandford and Nancy Louise Sandford, husband and wife,** their heirs and/or assigns, hereinafter referred to as "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Rice Campbell and Melissa Perkins Campbell by Warranty Deed from Kathryn Brady, unmarried, of record in Instrument No. 20110916-0072039, Register's Office for Davidson County, Tennessee, dated September 14, 2011 and recorded on September 16, 2011.

Being also known as 1114 Lischey Avenue, Nashville, TN 37207-5705.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs and/or assigns forever; and "Grantors" do covenant with the said "Grantees" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.
2. Taxes for the year 2016, a lien not yet due and payable.
3. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
4. Subject to all matters shown on the Plan of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee.
5. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantors further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their name to be affixed hereto as of the 20th day of May, 2016.

Matthew Rice Campbell

Melissa Perkins Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Rice Campbell and Melissa Perkins Campbell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 20th day of May, 2016.

Notary Public

KIMBERLY CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

My Commission Exp. 1-8-19

I, Kim Carter, do hereby make an 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.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

