WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/16 13:11 3 pgs
Fees:18.00 Taxes:1109.63
20160608-0057952

GREG FAIRBANKS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 11.6.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Skinner	New owner	072-09-0-048-00
(NAME)	(NAME)	
925 Oneida Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 considerations, the receipt of which is hereby acknowledged, we, **Karen A Campbell and Daniel Rauso, both unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ashley Skinner, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 part of Lots Nos. 105 and 106 on the plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:
Tract 1

Said Lot No. 105 fronts 60 feet on the north side of Oneida Avenue and runs back between parallel lines, 161 feet on the west line, and 160.3 feet on the east line, to a dead line in the rear, on which it measures 60 feet.

Included in the above description of the property being conveyed, but to be excluded therefrom, is the following described property now vested in the State of Tennessee by Decree of the Circuit Court for Davidson County, Tennessee as follows:

Beginning at a point in the southwesterly corner of the property of E. Roger Bryant, said point being also in the north margin of Oneida Avenue; thence running northeasterly 20 feet along Bryant's westerly boundary line to a point; thence running South 76 degrees 32 minutes East, 60 feet to a point on Bryant's easterly boundary line; thence running southwesterly 20 feet along Bryant's easterly boundary line to a point; thence running northwesterly 60 feet along the north margin of Oneida Avenue back to the point of beginning; containing 1,200 square feet more or less.

Tract 2

Beginning in the west line of Lot No. 106, 20 feet north of the north margin of Oneida Avenue; thence easterly 24 feet; thence north 13 degrees 55 minutes 12 seconds east 140 feet to a point in the rear line of said Lot; thence

west along the real line of said Lots, 27 feet to the corner of Lots, Nos. 105 and 106; thence south along the line between said lots, 140.3 feet to the beginning.

Being the same property conveyed to Karen A. Campbell, unmarried and Daniel Rauso, unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Joshua Simon, unmarried, dated April 27, 2015 and filed of record in Instrument Number 20150429-0038296, Register's Office of Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 925 Oneida Avenue, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her heirs and/or 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), her heirs and/or 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 our hands this 31st day of May, 2016.

Karen A Campbell

Daniel Rauso

State of Tennessee
County of Wilson

Personally appeared before me Karen A Campbell and Daniel Rauso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2016.

Notary Public

My Commission Expires: 11/17/19

MICHAEL A. WRATHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-17-2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am 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.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017