39-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160062367 DEEDWARR
Recvd: 07/20/16 10:48 2 pgs
Fees:13.00 Taxes:906.50
20160720-0074690

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Megan Mitchergason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

R-ER-16-2715-T

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)
Joshua K. Calvert and Kendall Calvert	Bank of Nashville	
(NAME)	(NAME)	
2715 Linmar Avenue	401 Church St	**104-14-0D-020.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37219	
(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, **THOMAS G. CAMPBELL, MARRIED AND THOMAS W. CAMPBELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA K. CALVERT AND KENDALL CALVERT, 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:

A Condominium Apartment in Davidson County, Tennessee, being Apartment No. 2715 of Linmar Place, III a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 7887, Page 558 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Thomas G Campbell and Thomas W. Campbell, as joint tenants with right of survivorship by Warranty deed from Scott B. Farnham, unmarried of record in Instrument No. 20060614-0071037 Register's Office for Davidson County, Tennessee, dated June 13, 2006 and recorded on June 14, 2006.

The above-described property has never been the primary or marital residence of grantor Thomas W. Campbell.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Master Deed establishing a Horizontal Property Regime of Linmar Place IIIof record in Book 7887, Page 558 and By-Laws of record in Book 7887, Page 594, as amended in Book 8103, Page 984 and Instrument No. 20160511-0046956, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of Linmar Place Homeowners Association of record in Book 7233, Page 923, 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: **2715 Linmar Avenue, Nashville, Tennessee 37215**.

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 14th DAY OF JULY, 2016.

Thomas G. Campbell

Thomas W. Campbell by Thomas G. Campbell as Attorney in Fact

Dena Campbell, spouse of Thomas G. Campbell, hereby joins in this conveyance and does transfer and convey any and all marital interest Dena Campbell may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS G. CAMPBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of July, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS G. CAMPBELL, 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 THOMAS W. CAMPBELL, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS W. CAMPBELL.

Witness my hand and official seal, this the 14th of July, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENA CAMPBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of July, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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