THE ACTUAL CONSIDERATION FOR
TENNESSEE RECORDING TAX
PURPOSES IS $0.00.

BILL GARRETT, Davidson County
Trans:T20160064173 DEEDWARR
Recvd: 07/26/16 12:14 3 pgs
Fees:17.00 Taxes:0.00
20160726-0076820

THIS INSTRUMENT PREPARED BY:
DAVID KENNEDY, JR, ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
(from information furnished by the parties)

ADDRESS NEW OWNER:
HEATHER GUERIN
3344 Percy Priest Drive
Nashville, Tennessee 37214

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
Robert L. Powell
5159 East Shore Dr., SW
Conyers, GA 30094-4713

MAP AND PARCEL:
096-16-0
010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Audrey Griffin and Heather Guerin, Personal Administrators, for the ESTATE OF ROBERT MURRAY CAMPBELL** (hereinafter called the Grantor) , have bargained and sold, and by these presents do transfer and convey unto **HEATHER GUERIN** (hereinafter called the Grantee) her heirs, successors and assigns, all of said estate's right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hickory Bend subdivision, Section 5 as of record in book 3600, Page 45, 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 Robert M. Campbell, by Warranty Deed from Metropolitan Nashville Airport Authority, June 23, 1994, of record in Book 9471, page 825, Register's Office for Davidson County, Tennessee. Robert M. Campbell died intestate on July 3, 2015. Property now vests in Audrey Griffin and Heather Guerin as the sole heirs of Robert M. Campbell. Also see Affidavit of Heirship of record in Instrument Number *_____, Register's Office for Davidson County, TN.

*Instrument # 20160726-0076819

This conveyance is made subject to any and all restrictions, setback lines, easements, and right-of-ways of record in the Register's Office for Davidson County, Tennessee.

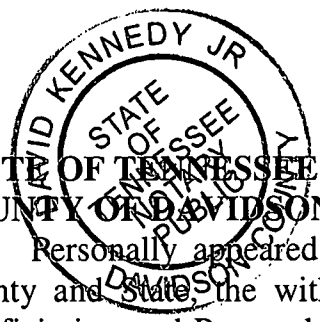
This is improved real property located at and known as 3344 Percy Priest, Nashville, Davidson County, Tennessee, 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I, the Grantor, do covenant to the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 22nd day of July, 2016.

HEATHER GUERIN

AUDREY GRIFFIN



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named AUDREY GRIFFIN and HEATHER GUERIN, beneficiaries, and Personal Administrators, cta, on behalf of the ESTATE OF ROBERT ROBERT MURRAY CAMPBELL, and AUDREY GRIFFIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of July, 2016.

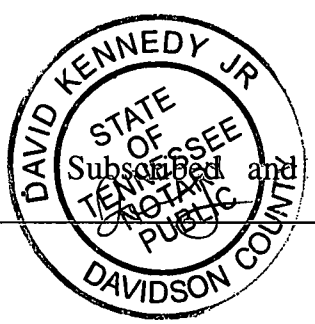
NOTARY PUBLIC

My Commission Expires: 05/05/2020

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.



Robert L Powell
AFFIANT

Subscribed and sworn to before me this 22nd day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 05/05/2020