(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064476 DEEDWARR
Recvd: 07/27/16 09:51 2 pgs
Fees:13.00 Taxes:695.60
20160727-0077163

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Paul T. Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-30-19 (AFFIX SEAL)

WILL KERBY NOTARY PUBLIC TENNESSEE My Comm Exp. June 30, 2019 COUNTY OF WILLIAMSON

B-BR-16-6952-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)
Paul T. Campbell and Shelley K. Campbell and Ryan Davis	SWBC Mortgage Corp	
(NAME) **6952 Highland Park Drive**	(NAME) 9311 San Pedro Ave Ste. 100	**143-03-0A-004.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) San Antonio, TX 78216	
(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, **MICHELLE DODRILL, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL T. CAMPBELL AND SHELLEY K. CAMPBELL, HUSBAND AND WIFE AND RYAN DAVIS, UNMARRIED AS TENTANTS IN COMMON WITH THE RIGHT OF SURVIVORSHP** 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:

Land in Davidson County, Tennessee, being part of Harpeth Glen Condominium tract as shown per plat of record in Plat 4460, Page 99, of the Register's Office of Davidson County, Tennessee, the part hereby conveyed being:
Being Unit No. F-1 on the said section plat, a Family unit type No. 3, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Harpeth Glen Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4546, Page 658, as amended in Book 4630, Page 504, and again in Book 5178, Page 138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle Dodrill by Warranty deed from Ben Beasley and wife, Lacy Beasley of record in Instrument No. 20160113-0003514 Register's Office for Davidson County, Tennessee, dated December 23, 2015 and recorded on January 13, 2016. Being the same property conveyed to Ben Beasley and wife, Lacy Beasley by Warranty deed from Maritza Buenahora of record in Instrument No. 20051021-0127308 Register's Office for Davidson County, Tennessee, dated October 14, 2005 and recorded on October 21, 2005.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 99, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and Bylaws establishing a Horizontal Property Regime for Harpeth Glen Condominium of record in Book 4546, Page 658, Book 4549, Page 502, Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973, Book 5583, Page 756, Book 5720, Page 447, Book 7538, Page 346, Book 8017, Page 310, Book 9797, Page 493, Instrument No. 20010123-0006812 and Instrument No. 20070724-0087868, as corrected in Instrument No. 20110624-0048453, Register's Office for Davidson County, Tennessee.
- Charter of Harpeth Glen Corporation of record in Book 4452, Page 916, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Site Plan attached as Exhibit "A" to the First Amendment to Master Deed of record in Book 4630, page 508, 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: **6952 Highland Park Drive , Nashville, Tennessee 37205**.

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 25th DAY OF JULY, 2016.

Michelle Dodrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE DODRILL, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2016.

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



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