WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070652 DEEDWARR
Recvd: 08/15/16 13:54 2 pgs
Fees:13.00 Taxes:917.60
20160815-0084859

B-KW-16-401-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Thomas Campbell and Dena Campbell	**Century Lending Company Appearing of Record as Mortgage Electronic Mortgage Registration Systems, Inc.**	
(NAME)	(NAME)	**172-08-0-024.00**
401 Kinhawk Drive	**9931 Corporate Campus Drive Suite 1200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-6804	**Louisville, KY 40223**	
(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, **PATRICK POLING, MARRIED AND DANIEL ASKEW, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS CAMPBELL AND DENA CAMPBELL, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Forest Acres Estates, Section One of record in Plat Book 3700, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Southerly margin of Kinhawk Drive, common corner of Lots Nos. 5 and 6; thence in an Easterly direction along said Drive, 105.0 feet to a point; thence around a curve 39.0 feet to a point in the Westerly margin of Nolensville Road; thence in a Southerly direction along said road 175.0 fee to a point; thence in a Westerly direction, 95.08 feet to a point; thence in a Northerly direction 189.98 feet to the point of beginning.

Being the same property conveyed to H. Curtis Goforth, unmarried and Margaret L. Lecomte, unmarried, as joint Tenants with Right of Survivorship by Quitclaim deed from H. Curtis Goforth, unmarried and Margaret L. Goforth, unmarried and being the same person as Margaret L. Lecomte, unmarried of record in Instrument No. 20100301-0015575 Register's Office for Davidson County, Tennessee, dated February 25, 2010 and recorded on March 1, 2010.

Margaret L. Lecomte aka Margaret L. Goforth pre-deceased Hubert Curtis Goforth. Hubert Curtis Goforth died intestate July 24, 2015 and his estate was administered in case number 15P-1430 of the Seventh Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Patrick Poling, a married man and Daniel Askew, a married man, as joint tenants in common by Warranty deed from The Estate of Hubert Curtis Goforth of record in Instrument No. 20151231-0131556, Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 31, 2015. See also Affidavit of Scrivener's Error recorded in Instrument No. 20160210-0012746, said Register's Office.

This has never been a primary or marital residence of grantor herein.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 3700, Page 2, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3874, Page 704, in the Register's Office for Davidson County, Tennessee.
- Permanent easement granted to Metro Government of Nashville and Davidson County for Sewer Lines of

record in Book 7597, Page 774, in the Register's Office for Davidson County, Tennessee.
- Water Mains Easement granted to Metro Government of Nashville and Davidson County of record in Instrument No. 20031218-0180320, 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: **401 Kinhawk Drive , Nashville, Tennessee 37211-6804**.

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 11th DAY OF AUGUST, 2016.

Patrick Poling

Daniel Askew by Patrick Poling, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick Poling, 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 DANIEL ASKEW, and who acknowledged he/she/they executed the same as the free act and deed of the said DANIEL ASKEW.

Witness my hand and official seal, this the 11th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
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, PATRICK POLING, 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 11th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
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