6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160097807 DEEDWARR
Recvd: 11/04/16 10:18 2 pgs
Fees: 13.00 Taxes: 1472.71
20161104-0116917

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,031.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Aaron Campbell	Legacy Mutual Mortgage	082-04-0-025.00
(NAME)	(NAME)	
1105 N 6th Street	3503 Paesanos Pkwyt	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Caprice Palmer and Deborah Campbell, as joint tenants with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Aaron Campbell and James Robert Hunsberger, as tenants in common with right of survivorship,** hereinafter called the GRANTEES, their heirs and 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 Lot No. 146 and the northerly 12 feet of Lot No. 145 on the Plat Oakwood Park, as of record in Book 421, Page 12, of Register's Office for said County.

Said Lot No. 146 and the northerly 12 feet of Lot 145 front together 43 feet on the easterly side of North 6th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Caprice Palmer and Deborah Campbell, as joint tenants with right of survivorship, by Warranty Deed from 1105 N 6th St Partners LLC, a Tennessee limited liability company dated 4/26/16 and recorded 4/29/16 in Instrument No. 20160429-0042166, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1105 N 6th Street, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 31st day of October, 2016.

Caprice Palmer

Deborah Campbell

State of Tennessee
County of Sumner

Personally appeared before me Caprice Palmer and Deborah Campbell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public _____
My Commission Expires: _____

File No.: 162433

