WARRANTY DEED

2017-730

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of April, 2017.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jose R. Nuffio 504 Northcrest Drive Nashville, TN 37211	SAME	161.06-0-053.00

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, I/we, **Edward W. Campbell, Jr. and Karen L. Campbell**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jose R. Nuffio**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 5151 Ashley Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 105 on the Plan of Huntington Park, Section 1, as of record in Book 4175, page 10, Register's Office for said County.

Said Lot Number 105 fronts 75.0 feet on the southwesterly side of Ashley Drive and extends back between parallel lines 105.0 feet to a dead line measuring 75.0 feet thereon.

Being the same property conveyed to Karen L. Campbell and Edward W. Campbell, Jr. from Bonny J. Campbell and Karen L. Campbell and Edward W. Campbell, Jr. by Quitclaim Deed dated December 12, 2006 and recorded December 14, 2006 in Instrument Number 200612140153974, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 5151 Ashley Drive, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

BILL GARRETT, Davidson County
Trans:T20170034223 DEEDWARR
Recvd: 04/24/17 10:52 2 pgs
Fees:13.00 Taxes:684.50
20170424-0039841

Witness my/our hand(s) this 14th day of April, 2017

Edward W. Campbell, Jr. by Karen L. Campbell

Karen L. Campbell

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Edward W. Campbell, Jr. and Karen Campbell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of April, 2017.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14yh day of April, 2017, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Karen L. Campbell, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Edward W. Campbell, Jr., and as such Attorney in Fact for Edward W. Campbell, Jr, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Edward W. Campbell, Jr, and is authorized by Edward W. Campbell, Jr to execute this instrument on behalf of Edward W. Campbell, Jr.

Witness my hand and official seal on this 14th day of April, 2017.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY