WARRANTY DEED

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. m17613c

HUTCH HEMPTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $163,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/25/20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3264B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Karianne Nink	Pinnacle Bank	074-08-0-099.00
7012 Bonnavent Drive	150 3rd Ave South, Suite 900	
Hermitage, TN 37076	Nashville, TN 37201	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

THOMAS EUGENE CAMPSEY AND JAMES KENNETH CAMPSEY AND KAREN MAJOR , INDIVIDUALLY, AND AS DEVISEES AND SOLE HEIRS OF SHIRLEY O. CAMPSEY, ALSO KNOWN AS SHIRLEY L. O. CAMPSEY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KARIANNE NINK AND JEREMIAH NINK, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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. 763 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 763 fronts 80 feet on the Easterly side of Bonnavent Drive and extends back 167.34 feet on the Northerly line and 167.22 feet on the Southerly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Waverly Eugene Campsey and wife, Shirley O. Campsey by Warranty deed from Donald T. Presley and wife, Sandra P. Presley of record in Book 4249, page 176, Register's Office for Davidson County, Tennessee, dated July 08, 1968 and recorded on July 08, 1968. Waveryly Eugene Campsey died July 8, 2010. Shirley O. Campsey, having died on January 29, 2016, her interest in said property being devised, by Last Will and Testament, to her heirs at law: Thomas Eugene Campsey, James Kenneth Campsey and Karen Major.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 62 and 63, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3399, Page 446 and Book 3404, Page 165, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement to Bellsouth Telecommunications, Inc. of record in Instrument Number 20001115-0113319, in the Register's Office for Davidson County, Tennessee.

This is property known as 7012 Bonnavent Drive, Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20170034288 DEEDWARR
Recvd: 04/24/17 11:58 2 pgs
Fees:13.00 Taxes:604.95
20170424-0039917

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 20th day of April, 2017.

Thomas Eugene Campsey, individually and as devisee and heir of Shirley O. Campsey

James Kenneth Campsey, individually and as devisee and heir of Shirley O. Campsey

Karen Major, individually and as devisee and heir of Shirley O. Campsey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, THOMAS EUGENE CAMPSEY, JAMES KENNETH CAMPSEY, AND KAREN MAJOR, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of April, 2017.

Notary Public

My Commission Expires: 10/2/17

File #: 17-3264B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County