THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170039850 DEEDWARR
Recvd: 05/10/17 11:06 2 pgs
Fees:13.00 Taxes:351.50

20170510-0046402

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2017

Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wesnoth Partners | New Owner | MAP |
| 2929 Selena Drive A-14 | PO Box 101325 | PARCEL 119-14-0A-014.00-CO |
| Nashville, TN 37211 | Nashville TN 37224 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Craig Alan Campbell and Amber Leigh Roark**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wesnoth Partners**

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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 14, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit " C" of the Master Deed, as amended establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register' s Office.

Being the same property conveyed to Edmund B. Campbell by Warranty deed from Estate of Ruby J. Gordon (Smith), deceased of record in Instrument No. 20041222-0152354 Register's Office for Davidson County, Tennessee, dated December 17, 2004 and recorded on December 22, 2004.

Edmund Burl Campbell died November 28, 2016 without a will. The Petition and Order for Intestate Administration in Docket No: 17P66 for the probate Court of Davidson County, names Craig Alan Campbell and Amber Leigh Roark as the decedent's heirs at law who are the owners pursuant to the intestate succession statute.

Being also known as 2929 Selena Drive A-14 Nashville, Tennessee 37211.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2929 Selena Drive A-14, 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 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 _____ hand( ) this the 4th day of May, 2017.

Craig Alan Campbell

Amber Leigh Roark by Craig Alan Campbell her Attorney-in-Fact

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Craig Alan Campbell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4 day of May, 2017.

MICHAEL BRUCE ERICKSON
Notary Public, State of Texas
Comm. Expires 04-24-2021
Notary ID 125267995

My Commission expires: 4/24/21

Notary Public

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Craig Alan Campbell**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Amber Leigh Roark**, and who acknowledged that he executed the same as the free act and deed of **Amber Leigh Roark**.

Witness my hand and official seal this the 4 day of May, 2017.

MICHAEL BRUCE ERICKSON
Notary Public, State of Texas
Comm. Expires 04-24-2021
Notary ID 125267995

My Commission expires: 4/24/21

Notary Public