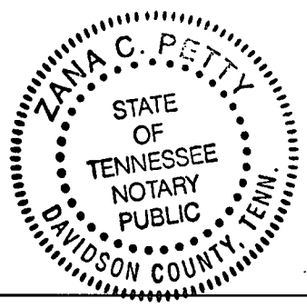
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

X Kathleen R. Campen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kathleen R. Campen	First National Bank of Middle Tennessee	Parcel ID:
5512 Urbandale Ave.	1608 Williams Dr.	09110020200
Nashville, TN 37209-1924	Murfreesboro, TN 37130	

FOR AND IN 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

S.A. Ventures, LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kathleen R. Campen , unmarried

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. 59, Section One, Urbandale, as shown on plat of record in Plat Book 1835, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to S.A. Ventures, LLC, a Tennessee limited liability company, by Special Warranty Deed from Premier Realty Trust, LLC, a Tennessee limited liability company, of record in Instrument 20120705-0059203, said Register's Office, dated June 25, 2012.

This conveyance is subject to Restrictive Covenants of record in Book 1939, Page 239, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 45, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5512 Urbandale Ave., Nashville, TN 37209-1924

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.

BILL GARRETT, Davidson County
Trans:T20170050632 DEEDWARR
Recvd: 06/14/17 09:20 2 pgs
Fees:13.00 Taxes:684.50
20170614-0059495

Witness my hand this 12th day of June, 2017.

S.A. Ventures, LLC

BY: Sybil Spaulding M.M.
Sybil Spaulding
Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sybil Spaulding with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Manager respectively of the S.A. Ventures, LLC the within named bargainer, and that he/she as such Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Sybil Spaulding as such Manager.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.