NEW OWNER:

Rimon Adel Botrous
2622 Edge O Lake Drive
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0358 KP

149-04-0-077.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 06/30/17 10:15 4 pgs
Fees:23.00 Taxes:869.50
20170630-0065957

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Five Thousand and 00/100 Dollars** (**$235,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **PAMELA KAY CAMPBELL AND HUSBAND, DAVID CAMPBELL** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **RIMON ADEL BOTROUS** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 377 on the Plan of Edge-O-Lake Estates, Section Six of record in Plat Book 3700, Page (s) 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Together with portion of right of way from the Closing, Vacating and Abandoning of a certain portion of Shorewood Drive, by Ordinance No. 74-901, Metropolitan Government of Nashville and Davidson County, Tennessee.

Being the same property conveyed to Pamela Kay Campbell by Special Warranty deed from Wells Fargo Bank, N.A., as Trustee for Stanwich Mortgage Loan Trust, Series 2011-1 Asset-Backed Pass-Through Certificates of record in Instrument No. 20130702-0068225 Register's Office for Davidson

County, Tennessee, dated May 08, 2013 and recorded on July 02, 2013. (Value of consideration shown in aforementioned deed $89,900.00.)

Being also known as 2622 Edge O Lake Drive Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 24th day of **June, 2017**.

Pamela Kay Campbell
PAMELA KAY CAMPBELL

DAVID CAMPBELL
*David Campbell joins in this conveyance to convey any marital interest or other interest that he may have in the above referenced property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PAMELA KAY CAMPBELL AND DAVID CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **June, 2017**.

Tammy A Novitsky
NOTARY PUBLIC

My commission expires: 01-07-2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **235,000.00** .

AFFIANT

Sworn to and subscribed to before me this 24th day of **June, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

