BILL GARRETT, Davidson County
Trans:T20170065108 DEEDWARR
Recvd: 07/28/17 15:47 3 pgs
Fees:18.00 Taxes:969.40
20170728-0076932

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $262,000.00. Affiant Subscribed and sworn to before me, this the 26th day of July, 2017. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephanie Carr	Pinnacle Bank	
1118 Litton Avenue, Unit 302	150 3rd Avenue South #900	072101A06400CO
Nashville, TN 37216	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TERRY MELVIN CAMPBELL AND JANET MAHON CAMPBELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE CARR, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, Unit A3002, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606 and 20161121-0122822 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to The Parks at Five Points, LLC by Special Warranty Deed from The Bank of Nashville div Synovus Bank of record in Instrument No. 20101230-0104056 Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on December 30, 2010.

Being a portion of the same property conveyed to Harpeth Development, LLC, a Tennessee limited liability company by Quitclaim Deed from The Park at Five Points, LLC, a Tennessee limited liability company of record in Instrument No. 20140611-0051057, Register's Office for Davidson County, Tennessee, dated June 11, 2014 and recorded on June 11, 2014.

Being the same property conveyed to Terry Melvin Campbell and Janet Mahon Campbell, husband and wife by Warranty Deed from Harpeth Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170322-0028188, Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 22, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1118 Litton Avenue, Unit 302, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of July, 2017.

Terry Melvin Campbell 7/25/17
Terry Melvin Campbell

7/25/17
Janet Mahon Campbell

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terry Melvin Campbell and Janet Mahon Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of July, 2017.

_____
Notary Public

My Commission Expires:

California Notarial
Loose Certificate
Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

All-Purpose Acknowledgement

State of California
County of Ventura)

On JULY 5TH 2017 before me, Ethan Koerten, Notary Public personally appeared
(insert name and title of the officer)
TERRY MELVIN CAMPBELL, JANET MAHON CAMPBELL,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

ETHAN KOERTEN
COMM. # 2038768
VENTURA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
AUG. 25, 2017

WITNESS my hand and official seal.

(SEAL) SIGNATURE

OPTIONAL INFORMATION

The acknowledgment contained within this document is in accordance with California law. Any certificate of acknowledgment performed within the State of California shall use the preceding wording pursuant to Civil Code section 1189. An acknowledgment cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. In addition, the correct notarial wording can only be signed and sealed by a notary public. The seal and signature cannot be affixed to a document without the correct notarial wording.

THE INFORMATION BELOW IS OPTIONAL. HOWEVER, IT MAY PROVE VALUABLE AND COULD PREVENT FRAUDULENT ATTACHMENT OF THIS FORM TO AN UNAUTHORIZED DOCUMENT.

CAPACITY CLAIMED BY THE SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER
- ☐ PARTNER (S)
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE
- ☐ OTHER _____

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED
TITLE OR TYP OF DOCUMENT

3
NUMBER PAGES (INCLUDING ACKNOWLEDGMENT)

7/25/2017
DATE OF DOCUMENT

OTHER