# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065323 DEEDWARR
Recvd: 07/31/17 10:53 2 pgs
Fees: 13.00 Taxes: 1576.20
20170731-0077251

B-WR-17-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kimberly Campbell** | **FirstBank** | |
| (NAME) **401 Bowling Ave., Unit 50** | (NAME) **318 Seaboard Lane** | **104-13-0A-057.00-CO** |
| (ADDRESS) **Nashville, TN 37205** | (ADDRESS) **Franklin, TN 37067** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **EDGAR T. MERTZ, UNMARRIED AND VICKIE B. MERTZ, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY CAMPBELL, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Building Site 57 on the Plan of Richmeade Place, Section IV, of record in Plat Book 5210, Page 16, Register's Office for Davidson County, also known as Unit 50, 401 Bowling Avenue, to which Plan reference is hereby made for a more complete description thereof, together with one membership in Richmeade Place Homeowners Association, Inc., a non-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Edgar T. Mertz and Vickie B. Mertz, tenants in common with right of survivorship by Warranty deed from Martin D. Willis and wife, Karen D. Willis of record in Instrument No. 20130701-0067573 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 01, 2013. Howard Mertz, spouse of Vickie B. Mertz joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 160 and Plat Book 5210, Page 16, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4941, Page 637, amended in Book 5036, page 338, supplemented in Book 5019, page 946, re-recorded in Book 5039, page 256, Book 5094, page 47i3, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, Register's Office for Davidson County, Tennessee.
- By-Laws appended to restrictions of record in Book 4941, Page 689 and Book 5213, page 945, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 4902, Page 633 and Book 4941, page 685, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140328-0025605, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130701-0067573 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **401 Bowling Ave., Unit 50, Nashville, Tennessee 37205**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF JULY, 2017.

Edgar T. Mertz by Howard Mertz, Attorney-in-fact

Edgar T. Mertz by Howard Mertz, Attorney in Fact

Vickie B. Mertz

Howard Mertz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD MERTZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EDGAR T. MERTZ, by virtue of Durable General Power of Attorney recorded July 20, 2017 in Instrument No. 20170720-0073214, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said EDGAR T. MERTZ.

Witness my hand and official seal, this the 27th of July, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKIE B. MERTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD MERTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212