THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170712512

BILL GARRETT, Davidson County
Trans:T20170067304 DEEDWARR
Recvd: 08/04/17 10:45 2 pgs
Fees:13.00 Taxes:647.50
20170804-0079808

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2017.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barbara J. Campbell and Keri Campbell 4505 Harding Pike Nashville TN 37205	New Owner	Tax Parcel ID No. 116-03-0A-043.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **G. Austin Triggs and Elizabeth G. Triggs, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Keri R. Campbell, unmarried and Barbara J. Campbell, married, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 34-W, on the Horizontal Property Regime for Royal Oaks Tower Condominium Apartments, as recorded in the Master Deed of record in Book 4710, page 901, amended in Book 4798, page 813 and in Instrument No. 20070124-0009971 and as shown on plat of record in Plat Book 4460, page 189, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to G. AUSTIN TRIGGS and ELIZABETH G. TRIGGS, husband and wife, by deed from ANNAMARY KENDALL FORT, of record in Instrument No. 20140502-0037248, dated April 30, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par..116-03-0A-043.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Book 4710, page 901, amended in Book 4798, page 813 and in Instrument No. 20070124-0009971, said Register's Office.

Matters shown on the Plan of record in Plat Book, 4460, page 189, said Register's Office.

Matters shown on the Boundary Plat of record in Plat Book 4300, page 201, said Register's Office.

Easements as set out in deeds of record in Book 4668, apge 986 and Book 4907, page 43, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, page 152, said Register's Office.

This is improved property located at 4505 Harding Pike Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2017.

G. Austin Triggs

Elizabeth G. Triggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, G. Austin Triggs and Elizabeth G. Triggs, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018