BILL GARRETT, Davidson County
Trans: T20170074197 DEEDWARR
Recvd: 08/25/17 09:26 2 pgs
Fees: 13.00 Taxes: 325.23
20170825-0087407

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

SUE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Nolte, a single woman	U S BANK HOME MTG. (NAME)	
727 Oakdell Avenue (ADDRESS)	7601 PENN AVE., S, SUITE A1 (ADDRESS)	052-1-0-261.00-CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	RICHFIELD, MN 55423 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Terri Campbell, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Barbara Nolte, a single woman, hereinafter called the Grantees, their heirs 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 LOT # 16 OF BLOCK "B" ON THE MAP OF POWER & ROTH'S SUBDIVISION OF PART OF MADISON PARK. AS OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
SAID LOT #16 FRONTS 50 FEET ON THE EASTERLY SIDE OF OAKDALE (OAKDELL) AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 145 FEET TO THE WEST LINE OF LOT #27.

BEING THE SAME PROPERTY CONVEYED TO TERRI CAMPBELL , A ONE-HALF (1/2) UNDIVIDED INTEREST BY WARRANTY DEED FROM THOMAS JERRELL CAMPBELL AND WIFE, PATSY SUE CAMPBELL OF RECORD IN INSTRUMENT NO. 20031229-0182899 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND ALSO BEING THE REMAINING 1/2 UNDIVIDED INTEREST OF SAID PROPERTY CONVEYED TO TERRI CAMPBELL, A ONE-HALF (1/2) UNDIVIDED INTEREST BY WARRANTY DEED FROM THOMAS JERRELL CAMPBELL AND WIFE, PATSY SUE CAMPBELL OF RECORD IN INSTRUMENT NO. 20040121-0008041 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record. .

unimproved ( )
This is improved (X) property, known as 727 Oakdell Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hand(s) this 24th day of August, 2017.

WARRANTY DEED
(Continued)

Terri Campbell

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 24th day of August, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072