Bill Garrett Davidson County
Batch# 16475 DEEDWARR
10/23/2017 10:50:59 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20171023-0108223

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $440,000.00

Affiant

Subscribed and sworn before me this the 20th day of October, 2017.

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 12/1/2020

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Sarah Campbell Family Trust<br>1434 Ardee Avenue<br>Nashville, TN 37216 | New Owner | 072-04-0 210.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, B&C DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SARAH CAMPBELL, TRUSTEE OF THE SARAH CAMPBELL FAMILY TRUST, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of A Resubdivision of Part of Country Club Estates, Block "F" of record in Plat Book 1424, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 70 feet on the Westerly side of Ardee Avenue and extends back 177.2 feet on the Northerly line and 166.14 feet on the Southerly line to a dead line measuring 70.87 feet.

Being the same property conveyed to B&C Development, LLC by deed from Timothy S. Comstock, unmarried, of record in Instrument No. 20161014-0108849, said Register's Office, dated 10/11/2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1434 Ardee Avenue, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20th day of October, 2017.

B&C Development, LLC

By: _____ Managing Member
Bradley T. Dunn, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bradley T. Dunn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Managing Member of the within named bargainor, a Limited Liability Company, and that he, as such Managing Member, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said Bradley T. Dunn as such Managing Member.

Witness my hand and official seal this 20th day of October, 2017.

My Commission Expires:

1/17/21

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY