Bill Garrett Davidson County
Batch# 17263 DEEDWARR
10/24/2017 10:27:38 AM 2 pgs
Fees: $13.00 Taxes: $739.63
20171024-0108822

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 043100010.00

NAME & ADDRESS OF NEW OWNER:
Martin Campbell and Laura Graham
211 Nix Dr
Madison, TN 37115

SEND TAX BILLS TO:

new owners
204 Riverside Drive
Nashville, TN 37206

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **HAZEL MAY DEMENT, a widow**"Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MARTIN CAMPBELL AND LAURA GRAHAM, husband and wife** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING aLot No. 37, on the unrecorded map of subdivision of Block No. 14 of the Anderson Land and Improvement Company, said Lot No. 37, as shown appearing of record in Book 1130, page 37, of the Register's Office of Davidson County, Tennessee, decribed as follows:

Fronting 115 feet on the West margin of Nix Avenue and running back westerly between parallel lines 175 feet, more or less, to a point.

BEING the same property conveyed to Hazel May Dement, by Quitclaim Deed from Grover C. Dement, dated September 21, 2017, appearing of record in Instrument No. 20171006-0102829, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 211 Nix Dr., Madison, TN, 37115.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been paid by the Grantee(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 19 day of October, 2017.

Hazel May Dement
Hazel May Dement

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Hazel May Dement, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 19th day of October, 2017.

My Commission Expires: _____

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $199,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19th day of October, 2017.

My Commission Expires: 7/6/20

DANA C. SMITH NORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-06-2020

NOTARY PUBLIC

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