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

CRT File No. 170913487

Bill Garrett Davidson County
Batch# 17687 **DEEDWARR**
10/25/2017 08:55:22 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20171025-0109233

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2017.

Notary Public
My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kimberly Boyer and Sam Boyer 5208 NEVADA AVENUE Nashville, TN 37209-3335	New Owner	Tax Parcel ID No. 091-15-132.00

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, **Chad M. Campbell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly Boyer and Sam Boyer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, the Easterly 50 feet of the Westerly 110 feet of the Southerly 130 feet of Block 12 on the Map of Realty Savings Bank and Trust Company's First Addition, recorded in Book 421, Page 18, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Chad M. Campbell, an unmarried man by Warranty Deed from Shawn McCoin and O.B. McCoin, recorded on the 30th day of April, 2009 in Instrument No. 20090430-0039151, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary residence of the Grantor.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF REALTY SAVINGS BANK AND TRUST COMPANY'S FIRST ADDITION, as recorded in Plat Book 421, Page(s) 18.

This is improved property located at 5208 NEVADA AVENUE Nashville, TN 37209-3335.

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 23rd day of October, 2017.

Chad M. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad M. Campbell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2017.

Notary Public

My Commission Expires: _____

