Bill Garrett Davidson County
Batch# 30492 DEEDWARR
11/28/2017 09:57:25 AM 2 pgs
Fees: $13.00 Taxes: $632.70
20171128-0121097

WARRANTY DEED

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th day~~ of November, 2017.

RENEE ANN WALTERS
Notary Public

MY COMMISSION EXPIRES: 8/7/2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melinda Campbell	New Owner	052 13 0B 356.00
(NAME)	(NAME)	
2606 River Meade Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jesse Gideon and wife, Sara S. Gideon**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Melinda Campbell**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

* an unmarried woman

Land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot 36 on the Plan of River Glen, Phase 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571 and First Amendment to Master Deed and Bylaws of record in Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of record in Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jesse L. Gideon and wife, Sara S. Gideon by Warranty Deed from Sabrina Talley, an unmarried person, dated 10/31/2007, recorded 11/06/2007, of record in Instrument No. 20071106-0131083, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Instrument No. 20040212-0016958; Covenants, conditions, easements and restrictions of record in Book 7566, Page 571, First Amendment to Master Deed and Bylaws of record in Instrument No. 20040915-0111299, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement of record in Book 3961, Page 681; Easement contained in Deed of Conveyance of record in Book 7061, Page 196; Easement Agreement of record in Book 7296, Page 484; Easement contained in Stormwater Detention Agreement of record in Instrument No. 20010816-0088874; Boundary of record in Book 6900, Page 650; Boundary of record in Book 6900, Page 651; River Glen Planned Unit Development of record in Book 6900, Page 671 and Declaration of Submission of record in Instrument No. 20040713-0083147; Order of Possession of record in Book 11030, Page 731; Quitclaim Deed of

record in Instrument No. 20040713-0083148; Articles of Incorporation of River Glen Homeowners Association of record in Book 8069, Page 158; Charter of River Glen Property Owners Association, Inc., of record in Instrument No. 20020425-0051348, in the Register's Office for Davidson County, Tennessee; and Easement for the flow of Cumberland River, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2606 River Meade Way, Nashville, TN 37214
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this day of November, 2017.

Jesse Gideon

Sara S. Gideon

State of Nevada
County of Clark

Personally appeared before me Jesse Gideon and Sara S. Gideon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~20~~ 18th day of November, 2017.

Notary Public ~~Tracey Trumphour - Mt~~ Felecia M. Hernandez
My Commission Expires: April 1, 2021

Notary Public - State Of Nevada
COUNTY OF CLARK
FELECIA M. HERNANDEZ
No. 17-2123-1 My Appointment Expires April 1, 2021

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122