WARRANTY DEED

Bill Garrett Davidson County
Batch# 48472 DEEDWARR
01/17/2018 03:29:04 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20180117-0005009

R-LT-17-938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/22/2020

(AFFIX SEAL)

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Violeta Medina	CMG Mortgage, Inc., dba CMG Financial	
(NAME)	(NAME)	**081-16-0-693.00**
938 11th Avenue N	3160 Crow Canyon Rd, Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Ramon, CA 94583	
(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 consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER BLAKE CAMPBELL AND MOLLY CAMPBELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIOLETA MEDINA, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the Northerly part of Lot No. 40 on the Plan of C. M. Holt' s Plan of Lots of record in Plat Book 21, Page 33, 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 part of lot fronts 25 feet on the Easterly side of 11th Avenue, North, and runs back between parallel Lines, along the Southerly margin of Jackson Street, 100 feet to a dead line and is known as Lot "A" on the map of a Resubdivision of Lots 38, 39, and 40 of said C. M. Holt' s Plan.

Being the same property conveyed to Christopher Blake Campbell and Molly Campbell by Warranty deed from Choice City Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20130621-0064054 Register's Office for Davidson County, Tennessee, dated June 13, 2013 and recorded on June 21, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 21, Page 33, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130621-0064054 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **938 11th Avenue N, Nashville, Tennessee 37208**.

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), their heirs and 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), 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 the 8th DAY OF JANUARY, 2018.

Christopher Blake Campbell

Molly Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of January, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of January, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212