This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Timothy J. Campbell
211 Blanchard Place
Nashville, Tennessee 37214

MORTGAGEE:
None

Bill Garrett Davidson County
Batch# 56090 **DEEDWARR**
02/07/2018 09:35:02 AM 2 pgs
Fees: $13.00 Taxes: $699.30
20180207-0012275

SEND TAX BILL TO:
Owner

MAP/PARCEL
#09504014200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Barbara Ann McIntosh, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Timothy J. Campbell and wife, Monica Renee Campbell**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 56** on the Plan of **Eva-Mor Heights**, as shown by plat and survey of record in Plat Book 1424, page 149, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara Ann McIntosh by Quitclaim Deed dated July 14, 2011, from Helen L. Sneed of record in Instrument #20110719-0055011, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

This is improved property known as **211 Blanchard Place, Nashville, Tennessee 37214.**

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 and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 HAND, this the **2nd** day of **February, 2018.**

Barbara Ann McIntosh

Barbara Ann McIntosh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Barbara Ann McIntosh,** bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of February, 2018.

R. Francene Kavin

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $189,000.00.

Lynda Jane

AFFIANT

Subscribed and sworn to before me on this 2nd day of February, 2018.

R. Francene Kavin

NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY