WARRANTY DEED

Bill Garrett Davidson County
Batch# 75536 **DEEDWARR**
04/02/2018 02:37:40 PM 2 pgs
Fees: $13.00 Taxes: $688.20

20180402-0030544

File No. TE0003963

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Barbara Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2018.

Leslie Garrett
Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Campbell and Monica Renee Campbell	NEW OWNER	096-13-0-047.00
401 Rolling mill Rd ~~2710 Nodyne Drive~~ (NAME)	(NAME)	
~~Nashville, TN, 37214~~ (ADDRESS)	(ADDRESS)	
Old Hickory Tn 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Barbara A. McIntosh,** unmarried HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy J. Campbell and wife Monica Renee Campbell,** HEREINAFTER CALLED THE GRANTEE, 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. 92 on the Plan of Perry Heights, as of record in Book 2900, Page 18, Register's office, Davidson County, Tennessee.

Said Lot No. 92 fronts 72 feet on the north side of Nodyne Drive and extends back 175 feet on the east line and 156.5 feet on the west line to a broken line in the rear measuring 73 feet thereon.

Being the same property conveyed to Barbara A. McIntosh by Quitclaim Deed from Billy G. McIntosh, Jr. recorded May 3, 2000 in Instrument No. 20000503-0044578, in the Register's office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2710 Nodyne Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

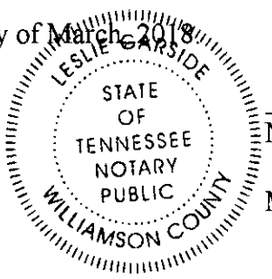
Witness my hand this 27th day of March, 2018.

Barbara A. McIntosh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand this 27th day of March, 2018.



Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206