39B

NEW OWNER:

Tracy Campfield
Chad Campfield
1224 5th Ave N
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

~~New Owner~~ MIG
8320 E Walker Springs Lane #200
Knoxville, TN 37923

FILE NO: 18-0169

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 79816 **DEEDWARR**
04/11/2018 02:25:54 PM 3 pgs
Fees: $18.00 Taxes: $2,641.80
20180411-0034186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Fourteen Thousand and 00/100 Dollars** (**$714,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **TIFFANY BLOCK N.K.A TIFFANY VAUGHAN, MARRIED**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHAD CAMPFIELD AND TRACY CAMPFIELD, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 4 on the Plan of Germantown Fifth Avenue, and of record in Plat Book 9700, Page 489, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Tiffany Block, unmarried, by Warranty Deed from Anthony Cherry, dated August 14, 2009, and of record in Instrument No. 20090820-0078553, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20090908-0084190, in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1224 5th Ave N, Nashville, Tennessee 37208.

Note: For the purposes herein, Scott Vaughan is also known as Richard Scott Vaughan.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 10th day of **April, 2018.**

TIFFANY BLOCK VAUGHAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TIFFANY BLOCK VAUGHAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of **April, 2018.**

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Scott Vaughan
SCOTT VAUGHAN, for marital interest only

By: _____
TIFFANY BLOCK VAUGHAN, Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Book *, Page ____

*20180411-0034185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, TIFFANY BLOCK VAUGHAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, SCOTT VAUGHAN, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of **April, 2018.**

_____
NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **714,000.00** .

_____
AFFIANT

Sworn to and subscribed to before me this 10th day of **April, 2018.**

_____
NOTARY PUBLIC

My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN