WARRANTY DEED

Bill Garrett Davidson County
Batch# 88186 **DEEDWARR**
05/04/2018 10:27:06 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30

20180504-0042683

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee)
County of Davidson) 31503

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of May, 2018

Notary Public

My Commission Expires: 07/06/20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY LAW FIRM

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JENNIFER CAMPBELL AND JEREMY CAMPBELL	new owners	71-16
(NAME) 1404 Montgomery Avenue	(NAME)	472.00
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TRACE VENTURES HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JENNIFER A. CAMPBELL AND JEREMY CAMPBELL, WIFE AND HUSBAND**, hereinafter called the Grantee(s), 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 the Northerly part of Lot No. 14 on the Plan of Williams and Hays Company's Belle View Subdivision as of record in Book 332, Page 51, Register's Office for Davidson County, Tennessee, Described according to a Survey made by Z.J. Wilkinson, Surveyor, July 12, 1940, as follows:

BEGINNING at a Pipe on the Westerly Margin of Montgomery Street at a point 200 feet South of the Southerly margin of Peachtree Street, said point being the corner of Lot No.13 and Lot No. 14, thence with the line between said two lots, Westwardly 208 feet to an iron pipe and stake in the Easterly line of Lot No. 5; thence with said line, Southwardly 75 feet to an iron pipe and stake; thence Eastwardly 206.5 feet to an iron pipe and stake in the Westwardly Margin of Montgomery Street; thence with said street; Northwardly 75 feet to the BEGINNING.

BEING all the same property conveyed to TRACE VENTURES HOLDINGS, LLC by Deed from BENJAMIN JONES F/K/A BENJAMIN BERCHOCK, UNMARRIED AND ANNETTE BERCHOCK, UNMARRIED, and KEITH ELY, UNMARRIED, of record in Instrument No. 20170516-0048628, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **1404 Montgomery Avenue, Nashville, TN, 37207.**

(House Number) (Street) (City or Town) (State) (Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. 6-VRES-18-1404

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 1st day of May, 2018

TRACE VENTURES HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILTY COMPANY

BY: _____
ADAM M. WAYNE, DIRECTOR

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ADAM S. WAYNE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the DIRECTOR of **TRACE VENTURES HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** the within named bargainor(s), and that he as such DIRECTOR, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2018.

My Commission Expires: 07/02/18

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Peter Weiss

State of Tennessee)
County of Davidson)

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

_____
Notary Public