Bill Garrett Davidson County
Batch# 99748 DEEDWARR
06/04/2018 10:37:29 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20180604-0052866

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0425HV

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of May, 2018

Notary Public
Commission Expires: 5/16/19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Holdings, LLC 1011 Burchwood Ave Nashville TN 37216	New Owner 1011 Burchwood Ave Nashville TN 37216	072-09-0-097.00

WARRANTY DEED

FOR AND IN 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/WE,

James Campbell, unmarried and Mark Campbell, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Holdings, LLC

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. 25 of Block One, on the Map of Burchwood Place, as of record in Book 547, Page 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Erskin D. Campbell and wife, Madelyn Campbell, by Deed from Earl Hawkins and Ray Barrett, d/b/a B & H Company, dated 4/22/1971 and recorded 4/27/1971 of record in Book 4496, page 923, Register's Office for Davidson County; and being further conveyed to Mary Madelyn (Houston) Campbell from Erskin David Campbell, pursuant to the parties' Final Decree of Divorce, Mary Madelyn (Houston) Campbell vs. Erskin David Campbell, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 88579, dated 3/8/1978 and recorded 4/12/1978 of record in Book 5272, page 319, Register's Office for Davidson County, Tennessee.

The said Mary Madelyn (Houston) Campbell, also known as Madelyn Campbell, having since died on February 10, 2016, thereby vesting subject property in her heirs at law: James (Jimmy) Campbell (1/8 share), Donna Faye Ramsey (1/8 share), Barbara Haynes (1/8 share), Carol Lamb (a/k/a Madelyn Carol Lamb) (1/8 share), Mark Campbell (1/8 share), Charles Campbell (1/8 share), Randall Lee Campbell (1/24 share), Anita Michelle Campbell (1/24 share), Teri Lynn Campbell (1/24 share), Michael Brown (a/k/a David Michael Brown) (1/16 share), Christy Dawn Brown (1/16 share), as tenants in common, by

her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P-1420, and as recorded as Instrument No. 20180213-0014395, Register's Office for Davidson County, Tennessee. See also Order of Probate for Muniment of Title recorded in Instrument No. 20180213-0014394 and Affidavits of Heirship recorded in Instrument No. 20180213-0014396 and Instrument No. 20180213-0014397, said Register's Office.

Said property having been further conveyed to James Campbell, by Quitclaim Deed from Charles Campbell, Madelyn Carol Lamb, Donna Faye Ramsey, Barbara Haynes, Christy Dawn Brown, David Michael Brown, Randall Lee Campbell, Anita Michelle Campbell and Terri Lynn Campbell, dated 11/29/17 and recorded 2/13/18 in Instrument No. 20180213-0014399, said Register's Office, leaving subject property vested in James Campbell and Mark Campbell.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1011 Burchwood Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of May, 2018.

James Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2018.

Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Dated this the 16th day of May, 2018.

Mark Campbell

STATE OF TENNESSEE
COUNTY OF Cheatham

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

Witness my hand and official seal at Nashville, Tennessee this 21st day of May, 2018.

Notary Public
My Commission Expires: 04/30/2018

(Notary Seal)

ERIC K. LOCKERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TN