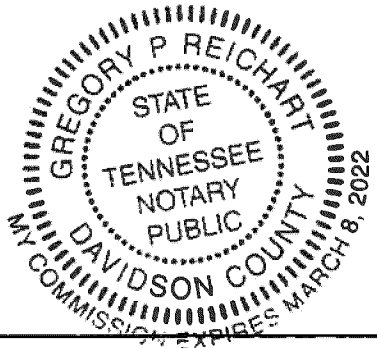
Bill Garrett Davidson County
Batch# 118559 DEEDWARR
07/19/2018 12:38:30 PM 2 pgs
Fees: $13.00 Taxes: $2,053.50
20180719-0070506

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Natalie K. Keene	SWBC Mortgage Corp	
(NAME)	(NAME)	
918 Marina Street	9311 San Pedro #100	08212018000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Karen A. Campbell, unmarried and Daniel Rauso unmarried, as tenants in common with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Natalie K. Keene, a single woman**, hereinafter called the GRANTEE(S), 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. 61, on the Plan of the Neill S. Brown to East Nashville, of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Karen A. Campbell, unmarried and Daniel Rauso unmarried as tenants in common with rights of survivorship by Warranty Deed from Gordon W. O'Malley and George A. Street, Jr., as Alternate or Successor Co-Trustees of the O' Malley Family Trust, dated 08/01/2017, recorded 08/03/2017, of record in Instrument No. 20170803-0079432, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 918 Marina Street, Nashville, TN 37206
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 16th day of July, 2018.

Karen A. Campbell

Daniel Rauso

State of Tennessee
County of Wilson

Personally appeared before me Karen A. Campbell and Daniel Rauso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of July, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY