WARRANTY DEED

Bill Garrett Davidson County
Batch# 123554 **DEEDWARR**
08/01/2018 03:21:17 PM 2 pgs
Fees: $13.00 Taxes: $277.50

20180801-0075378

W-FSBO-18-113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE MARY FRANCES RUDY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kendra Allen	**Wells Fargo Bank, NA**	
(NAME)	(NAME)	**064-16-0A-113.00-CO**
113 General Jackson Lane	**6 Cadillac Drive, Suite 360**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Brentwood, TN 37027**	
(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 consideration, the receipt of which is hereby acknowledged, **ELEANOR JEAN CAMPBELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENDRA ALLEN,** unmarried, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 113 on the Plan of Resubdivision of Jackson Meadows, Phase I, Section I, of record in Plat Book 6900, Page 527, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eleanor Jean Campbell, unmarried by Warranty deed from Vonda Paris and husband, Greg Paris, (Vonda Paris formerly Vonda K. Sellars) of record in Book 8790, page 554, Register's Office for Davidson County, Tennessee, dated November 16, 1992 and recorded on November 19, 1992.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 527, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property regime of Jackson Meadows, and recorded in Book 7433, page 236, as amended in Book 7434. page 642, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20140818-0074729 and Instrument No. 20140818-0074730, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8205, Page 138, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **113 General Jackson Lane, Hermitage, Tennessee 37076**.

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), their heirs and 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), 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/our hand(s) this the 31st DAY OF JULY, 2018.

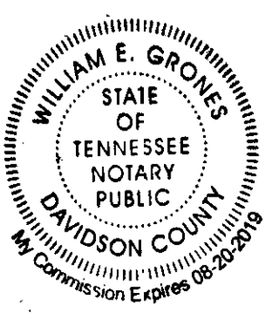
Eleanor J. Campbell
Eleanor Jean Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of July, 2018.

William E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212