Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

18-0249

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 126093 DEEDWARR
08/07/2018 11:50:19 AM 2 pgs
Fees: $13.00 Taxes: $1,256.15

20180807-0077607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/2021
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0648

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Staci L. Etue and Joseph A. Campanella | Community Mortgage, LLC | #08415007900 |
| (NAME) 2324 Revere Place | (NAME) 19045 E Valley View Pkwy Suite F, | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Independence, MO 64055 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($339,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HJL PROPERTIES, GP, BY MERGER FROM HJL, L.P.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STACI L. ETUE AND JOSEPH A. CAMPANELLA, BOTH UNMARRIED,

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:

BEING Lot No. 35, on the Plan of Castlewood Estates, Section 1, as shown of record in Plat Book 2331, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to HJL, L.P., Jane Eakes, General Partner by deed from Frank T. McDonald, widowed, of record in Instrument 20020919-0114291, said Register's Office, dated September 13, 2002. The said HJL, L.P. having merged into HJL Properties, GP.

This conveyance is subject to Restrictions of record in Book 2450, Page 469, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 72, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2324 Revere Place, Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs 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 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 our hands this 26 day of July, 2018.

HJL Properties, GP

BY: _____
Jane B. Eakes
Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jane B. Eakes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Managing Partner respectively of HJL Properties, GP the within named bargainer, and that he/she as such Managing Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of July, 2018.

My Commission Expires: 08/12/2021

MARIA MAUTHE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

_____
Notary Public