Bill Garrett Davidson County
Batch# 132407 DEEDWARR
08/23/2018 03:49:18 PM 2 pgs
Fees: $13.00 Taxes: $843.60

20180823-0083838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $228,000.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2018.

Notary Public

My commission expires:

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alexis Marie Campagna	new owner	**07211033100**
1810 Branch St		
Nashville, TN 37216		

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 ACKNOWLEDGE, WE,

Mohammed M. Toban and Bobbie Renee Toban, husband and wife

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

Alexis Marie Campagna, an unmarried woman

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 Unit A, 1810 BRANCH STREET TOWNHOMES, A Horizontal Property Regime with Private Elements, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180529-0050798, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Bankruptcy Trustee's Deed from John C. McLemore, Trustee in Bankruptcy to Mohamed M. Toban and Bobbie Renee Toban, husband and wife, as recorded on the 21st day of September, 2017 in Instrument No. 20170921-0096891; Order Granting Motion of Trustee to Sell Properties recorded in Instrument No. 20170803-0079254; Trustee's Deed from Derek A. Henderson, Trustee of the Bankruptcy Estate of Steadivest, LLC, Case No. 09-01013 EE of the United States Bankruptcy Court for the Southern District of Mississippi, pursuant to an Order entered in said case and jointly administered related cases dated January 4, 2013, granting Derek A. Henderson, Trustee, authority to sell the property of the Debtor's estate free and clear of liens, interest, encumbrances and claims to Charles Walker, as recorded on the 9th day of July, 2013 in Instrument No. 20130709-0071010; Substitute Trustee's Deed from Robert E. Lee, Substitute Trustee to Jackson Property Liquidators, LLC, a Mississippi Limited Liability Company, as recorded on the 23rd day of July, 2007 in Instrument No. 20070723-0086967 and Warranty Deed from Tennessee Equity Holdings, Inc., a Florida Corporation to Robert Guest Properties, Inc., a Florida Corporation, as recorded on the 18th day of December, 2006 in Instrument No. 20061218-0155575, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1810 Branch St, 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 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 in 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.

_____ Date: 8-21-18
Mohammed M. Toban

_____ Date: 8-21-18
Bobbie Renee Toban

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Mohammed M. Toban and Bobbie Renee Toban, the within named Grantor(s), 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, at office, this 21 day of August, 2018.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 12-20-2019

_____
NOTARY PUBLIC

My Commission Expires: 12/20/19

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-1865-B-1810