WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

18-CD-509

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-509

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
114 Property, LLC	114 Property, LLC	
(NAME) 114 37th Ave N	(NAME) 114 37th Ave N	091 07 0 343.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Eighty Thousand And No/100 Dollars ($480,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLAYTON CAMPBELL AND SARAH LANE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 114 PROPERTY, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lots 706, 708, and 710, Block 107, as shown on the on the map entitled Plan No. 1, West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County,Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clayton Campbell and Sarah Lane, husband and wife, by Warranty Deed, from Curtis M. Groves, married, dated March 12, 2010, recorded March 15, 2010, of record in Instrument No. 20100315-0019399, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 135143 **DEEDWARR**
08/30/2018 10:12:47 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20180830-0085999

unimproved ☐
This is improved ☒ property, known as 4803 Michigan Avenue, Nashville, TN 37209
(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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Clayton Campbell and Sarah Lane this 29th day of August, 2018.

Clayton Campbell

Sarah Lane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2018, before me personally appeared Clayton Campbell and Sarah Lane to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 29th day of August, 2018.

Commission Expires: _____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

Notary Public