Karen Y Johnson Davidson County Batch# 142171 DEEDWARR 09/18/2018 10:26:30 AM 3 pgs Fees: $18.00 Taxes: $1,030.45 20180918-0092452	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $278,500.00. Affiant Subscribed and sworn to before me, this the 14th day of September, 2018. Notary Public My commission expires: 5/23/22

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Clayton Campbell and Sarah Lane Campbell	**New Owner**	**061-11-0-021**
911 Matthews Avenue		
Nashville, TN 37216		

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,

Donald M. Mazanowski and Jane L. Mazanowski, Trustees of Mazanowski Revocable Trust of 2010

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clayton Campbell and Sarah Lane Campbell, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 15 on the Plan of Curley Manor Subdivision of record in Plat Book 1835, Page 73, 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 Donald Mazanowski and Jane L. Mazanowski, Trustees of the Mazanowski Revocable Trust of 2010 by Warranty deed from Kudzc Real Estate, Inc of record in Instrument No. 20160212-0013781 Register's Office for Davidson County, Tennessee, dated February 08, 2016 and recorded on February 12, 2016. Donald Mazanowski and Donald M. Mazanowski are one and the same.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_ x__) unimproved (____) property known as 911 Matthews Avenue, 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 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 HANDS EFFECTIVE AS OF 12 day of September, 2018:

Mazanowski Revocable Trust of 2010

By: Donald M Mazanowski, Trustee
Donald M. Mazanowski, Trustee

By: Jane L Mazanowski, Trustee
Jane L. Mazanowski, Trustee

STATE OF ~~TENNESSEE~~ NH)
)
COUNTY OF ~~WILLIAMSON~~ Cheshire) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Donald M. Mazanowksi and Jane L. Mazanowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee(s) of Mazanowski Revocable Trust of 2010, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 12 day of September, 2018.

My Commission Expires: 2/28/19

Lauralei Knight
Notary Public

20181574R

LAURALEI KNIGHT
STATE OF
MY
COMMISSION
EXPIRES
FEBRUARY 28,
2019
NEW HAMPSHIRE
NOTARY PUBLIC

True Copy Certification

I, Alyssa Rayne, 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, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

