WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149287 **DEEDWARR**
10/04/2018 03:43:37 PM 4 pgs
Fees: $23.00 Taxes: $536.50

20181004-0098824

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Belita Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of Oct, 2018.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 24, 2021 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Series, LLC, 541 N. Mt. Juliet Rd, Suite 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Douthit Investment Group, LLC	new owner	071 05 0 021.00
(NAME)	(NAME)	
613 Youngs Ln.	1212 Laurel Ave #812	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eunice Grisby and Belita Campbell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Douthit Investment Group, LLC, a Tennessee limited liability company**, 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 part of Lot No. 4 on the Map of Part of Free Silver Plan, as of record in Book 161, page 76, Register's Office for said County, and described according to a survey made by Norris H. Hickerson, Engineer, November 20, 1954, as follows:

Beginning at an iron pin on the northerly margin of Old Young's Lane, 452.1 feet west of an iron pin at the intersection of the west line of Whites Creek Pike, being Powell's southwest corner; thence with Powell's west line, north 17 deg. west 202.8 feet to a point on the southerly margin of Trinity Lane, said point being in a wire fence; being Woodruff's line; thence with Woodruff's line, along said old fence, south 27 deg. 45 minutes west 78.1 feet to an iron pin in Benson's northeast corner; thence with his east line, south 18 deg. 15 minutes east 155 feet to an iron pin in the north margin of Old Young's Lane; thence with the margin of said Lane, north 60 deg. 45 minutes east 50 feet to the beginning.

Being the same property conveyed to Alfred L. Campbell, Jr. and Laurence P. Campbell and Eunice P. Campbell (a widow), reserving a life estate by Warranty Deed from Eunice P. Campbell (a widow) dated April 13, 1972 and recorded April 14, 1972 in Book 4592, Page 592, in said Register's Office for Davidson County, Tennessee.

File Number: JAK-187025SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KU-18-613

Further, being the same property conveyed to Alfred L. Campbell, Jr. by Quitclaim Deed from Laurance P. Campbell and wife, Rita Virginia Prigmore Campbell dated June 14, 1995 and recorded June 16, 1995 in Book 9704, Page 776, in said Register's Office for Davidson County, Tennessee. Alfred L. Campbell having died on July 24, 2018. Leaving Belita Campbell as his sole heir, his Last Will and Testament was probated in Docket No. 18P-1650, Seventh Circuit Court, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 613 Youngs Ln., Nashville, TN 37207

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, has 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 2nd **day of** October, 2018

Eunice Grisby

Eunice Grisby

Belita Campbell

STATE OF TENNESSEE COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Eunice Grisby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2018.

Jacqueline Orr Wiggins

Notary Public

My Commission Expires:

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

File Number: JAK-187025SSO

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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, has 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 1 **day of** Oct, 2018

Eunice Grisby

Belita Campbell

STATE OF TENNESSEE COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Eunice Grisby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of October, 2018.

Notary Public

My Commission Expires:

File Number: JAK-187025SSO

STATE OF TENNESSEE

COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Belita Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of October, 2018.

Lori B Cook
Notary Public

My Commission Expires: 7.24.21



My Commission Expires
July 24, 2021

(SEAL)

File Number: JAK-187025SSO