REGISTER'S USE ONLY:

Karen Y Johnson Davidson County
Batch# 161465 DEEDWARR
11/15/2018 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20181115-0112804

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $235,000.00.

Dana Park
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 15 DAY OF November, 2018.

NOTARY PUBLIC
COMMISSION EXPIRES: 8/10/2020

CHERYL ANGELA FIGLIO STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 08-10-2020 SEAL

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
CMG Mortgage, Inc., dba CMG Financial
3160 Crow Canyon Rd, Ste 400
San Ramon, CA 94583

NEW OWNER:
Reid C. Hall
Jocelyn K. Melechinsky
894 Carter Street
Nashville, TN 37206

GENERAL WARRANTY DEED

This indenture is made and entered into this 15th day of November, 2018 between DOROTHY R. CAMPBELL, an unmarried person (hereinafter referred to as "GRANTOR") and REID C. HALL AND JOCELYN K. MELECHINSKY, husband and wife (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 36 and the westerly five feet to Lot No. 37 on the Map of Carter Land Place, as of record in Book 547, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 and part of Lot No. 37 fronts together 55 feet on the southerly side of Carter Street and runs back 126 feet, more or less on the easterly line and 126.7 feet on the westerly line to a dead line, measuring 55 feet thereon.

Being the same property conveyed to Clarence Campbell and wife, Dorothy R. Campbell, as tenants by the entirety by Quit-Claim Deed from Clarence Campbell dated November 7, 2001 and recorded November 8, 2001 as Instrument No. 20011108-0122759, in said Register's Office for Davidson County, Tennessee. The

said Clarence Campbell having died October 8, 2016, leaving Dorothy R. Campbell as the surviving tenant by entirety.

TAX PARCEL # 082 04 0 243.00
The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 894 Carter Street, Nashville, TN 37206.

Tract 2
Being lot No. 35 on the map of Carter's Lane Place, as of record in book no. 547, page no. 105 of the R.O.D.C., Tennessee. Said lot fronts 50 feet on the South side of Carter Street and runs back 127.3 feet on the West line and 126.7 feet on the East line to a dead line, and measures 50 feet on said dead line.

Being the same property conveyed to Clarence Campbell and wife, Dorothy R. Campbell, as tenants by the entirety by Quitclaim Deed from Clarence Campbell, a married person dated July 19, 2004 and recorded July 20, 2004 in Instrument No. 20040720-0086574 in the said Register's Office for Davidson County, Tennessee. The said Clarence Campbell having died October 8, 2016, leaving Dorothy R. Campbell as the surviving tenant by entirety.

TAX PARCEL # 082 04 0 244.00
The real property conveyed hereby is ☐ improved ☑ unimproved with a property address of: 896 Carter Street, Nashville, TN 37206

In the event of a discrepancy between the property addresses or the tax parcel numbers and the legal descriptions, the legal descriptions shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Dorothy R Campbell
DOROTHY R. CAMPBELL

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared DOROTHY R. CAMPBELL, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15th day of Nov., 2018.

SEAL

Jon Perry
NOTARY PUBLIC
COMMISSION EXPIRES: 10-12-19

Jon Perry State of Tennessee Notary Public Williamson County

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y Ray 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: 5/10/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-10-2019