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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 181118352**<br><br>Karen Y Johnson Davidson County<br>Batch# 174217 **DEEDWARR**<br>12/14/2018 11:51:21 AM 2 pgs<br>Fees: $13.00 Taxes: $2,064.60<br>20181214-0121870 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $558,000.00.<br><br>KGA<br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of December, 2018.<br><br>Notary Public<br>My Commission Expires: |

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

## WARRANTY DEED

| | | |
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| Address New Owner:<br>Ian S. Campbell and Caroline G. Campbell<br>4110A Utah Avenue<br>Nashville TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>103 04 0Q 001.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald Wayne Jenkins and Susan Jenkins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ian S. Campbell and Caroline G. Campbell, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 4110A of Utah Commons, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Utah Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20150204-0010729, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald Wayne Jenkins and Susan Jenkins, husband and wife by Warranty Deed from L&H Building Group, LLC, recorded on the 17th day of March, 2016 in Instrument No. 20160317-0025265, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6200, Page(s) 961 and Plat Book 332, Page 61.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20150204-0010729.

This is improved property located at 4110A Utah Avenue Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 10th day of December, 2018.

Donald Wayne Jenkins by Annetta Jenkins as Attorney-in-fact

Susan Jenkins by Annetta Jenkins as Attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annetta Jenkins , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Douglas Wayne Jenkins and that she is authorized by Douglas Wayne Jenkins to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of December, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annetta Jenkins , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Susan Jenkins and that she is authorized by Susan Jenkins to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of December, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022