THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118479

Karen Y Johnson Davidson County
Batch# 175908 **DEEDWARR**
12/19/2018 09:56:16 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20181219-0123186

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2018.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Curt Campbell and Kimberly S. Campbell 1402 Paris Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 118-01-0-072.00

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, **Todd R. Cruse and Carlie C. Cruse, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Curt Campbell and Kimberly S. 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:

Being Lot No. 45 on the plan of Victoria Place, of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 45 fronts 62.5 feet on the Northerly side of Paris Avenue and runs back between parallel lines 130.5 feet to an alley.

Being the same property conveyed to Todd R. Cruse and Carlie C. Cruse, husband and wife by Warranty Deed from William H. Smallman, recorded on the 3rd day of January, 2013 in Instrument No. 20130103-0000891, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VICTORIA PLACE, as recorded in Plat Book 332, Page(s) 10.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20121017-0095269.

This is improved property located at 1402 Paris Avenue Nashville TN 37212

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 14th day of December, 2018.

Todd R. Cruse

Carlie C. Cruse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd R. Cruse and Carlie C. Cruse, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022