This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $265,000.00.

Affiant

Subscribed and sworn before me this the 17th day of December, 2018.

Notary Public
My commission expires: 9-6-22

STATE OF TENNESSEE NOTARY PUBLIC BENJAMIN SEAMON DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 177177 **DEEDWARR**
12/21/2018 12:46:43 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20181221-0124449

WARRANTY DEED

Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

Address of New Owner:
Joe Angel Sanchez
511 Landmark Ct
Nashville, TN 37211

Send Tax Bill to:
same

Tax Map No.
147-11-0C 014.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAURA ANN CAMPBELL, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSE ANGEL SANCHEZ, AN UNMARRIED PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain Townhouse located in Davidson County, Tennessee, being Unit No. 14 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, which reference to Unit Site Layout Plan attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended

Being the same property conveyed to Laura Ann Campbell, a married person, by deed from Brian Grant and Lucretia Grant, husband and wife, dated 08/22/2017, of record in Instrument No. 20170829-0088530, said Register's Office.

The said Laura Ann Campbell never made this her marital residence and her divorce was final July 16, 2018.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 511 Landmark Ct, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of December, 2018.

Laura Ann Campbell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laura Ann Campbell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2018.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY