Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

Karen Johnson Davidson County
Batch# 186284 DEEDWARR
01/22/2019 09:31:59 AM 2 pgs
Fees: $13.00 Taxes: $1,711.25

20190122-0005742

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00

B. Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BROOKE SHOAF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 05/06/2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles William Young	New Owner	118-01-0-051.00
(NAME)	(NAME)	
1212 Dallas Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Connie Rae Campbell and Kent Douglas Campbell, Sole Heirs at Law of Bruce Edwin Campbell, deceased, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Charles William Young and Amanda Walker Young, husband and wife, hereinafter called the GRANTEE(S), /their 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. 18 on the Map of Victoria Place, of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 57.5 feet on the Northerly side of Dallas Avenue and runs back 163.4 feet on the Westerly line and 168 feet on the easterly line to a dead line on which it measures 57.9 feet.

Being the same property conveyed to Bruce Edwin Campbell, unmarried by Warranty Deed from D & J Enterprises, dated March 31, 1988 and recorded April 04, 1988 of record in Book 7507, Page 518, Register's Office for Davidson County, Tennessee.

The said Bruce Edwin Campbell having died intestate on February 20, 2018, as evidenced in File No. 18P527, Probate Clerk's Office for Davidson County, Tennessee, leaving the subject property to his two siblings, Connie Rae Campbell and Kent Douglas Campbell, Heirs at Law as evidenced by the Affidavit of Heirship of record in Instrument No. 20190122-0005741, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, and (3) all subdivision/condominium, covenants, restrictions, declarations and easements of record.

unimproved ☐

This is improved ☒ 1212 Dallas Ave, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 332075
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of January, 2019.

Connie Rae Campbell

Kent Douglas Campbell

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie Rae Campbell and Kent Douglas Campbell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of January, 2019.

Notary Public:
My Commission Expires: 12/28/19

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires