Karen Johnson Davidson County
Batch# 201241 DEEDWARR
03/04/2019 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20190304-0019178

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $490,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2019.

Notary Public

My commission expires: 12/10/2019

DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alexander Burriss **Emily Burriss**	Legacy Homeloans	**083030M00200CO**
2112B Carter Avenue	4004 Hillsboro PK, Ste 216B	
Nashville, TN 37206	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thomas M. Campbell Jr., and Kayla A. Patton, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander Burriss and Emily Burriss, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. B as shown on the Plat entitled "Property Exhibit of 2112 Carter Avenue", prepared by Michael Charette, RLS Tennessee No. 2048, dated September 10, 2014, as fully described in Master Deed Establishing Horizontal Property Regime Carter Avenue Condominiums dated October 21, 2014, and of record in Instrument No. 20141024-0098417, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas M. Campbell, Jr., unmarried and Kayla A. Patton, unmarried by Warranty Deed, from Blaine Bondaies and Mary Brooke Bonadies, husband and wife, dated April 28, 2017, of record in Instrument No. 20170503-0043439, Register's Office for Davidson County, Tennessee. Thomas M. Campbell, jr. and Kayla A. Patton have since married. Kayla A. Patton is now known as Kayla A. Campbell

Being the same property conveyed to Justin Rogers and Blaine Bonadies, as Tenants in common, by Warranty Deed from Nina M. Ray and Kimberly J. Hindman, dated June 18, 2014, of record in Instrument No. 20140916-0084721, Register's Office for Davidson County, Tennessee. Justin Rogers conveyed his interest to Blaine Bonadies, by Quitclaim Deed dated March 14, 2016, of record in Instrument No. 20160314-0024119, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Instrument No. 20141021-0097123, Register's Office for Davidson County, Tennessee

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2112B Carter Avenue, Nashville, TN 37206.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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.

Thomas M. Campbell Jr. Date: 2/28/19

Kayla A. Campbell Date: 2/28/19

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Thomas M. Campbell Jr. and Kayla A. Campbell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 12-1-20

ANGELA GRACE VANOY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)