Return To: 19-2141
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Wilson TN THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **179,000.00**. Alex Thomas Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/11/2019** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON
MY COMMISSION EXPIRES: 9/6/20

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2141

Karen Johnson Davidson County
Batch# 205952 **DEEDWARR**
03/14/2019 10:56:59 AM 2 pgs
Fees: $13.00 Taxes: $662.30
20190314-0023447

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigail Hopkins	**U.S. Bank N.A.**	**075-08-0-161**
(NAME) **684 Frankfort Drive**	(NAME) **4801 Frederica Street**	
(ADDRESS) **Nashville, TN, 37076**	(ADDRESS) **Owensboro, KY42301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **The James M. Campbell Profit Sharing Plan** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abigail Hopkins, unmarried** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 529, on the plan of Tulip Grove, Section 9, of record in Plat Book 4675, page 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Campbell Profit Sharing Plan, James M. Campbell Sole Proprietor by Deed dated October 16, 2018 from James M. Campbell Pension Plan, in Instrument Number 20181214-0121692, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **684 Frankfort Drive, Nashville, TN 37076**
(House Number) (Street) (City, State) (Zip)

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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 7th day of **March,2019**

The James M. Campbell Profit Sharing Plan

James M. Campbell, Sole Proprietor

STATE OF California
COUNTY OF orange

Before me, the undersigned Notary in and for said County and State, personally appeared the within named James M. Campbell, whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Proprietor and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the James Campbell Profit Sharing Plan.

WITNESS my hand and official seal this 7th day of March, 2019.

UMANG G. DARANIYA
NOTARY PUBLIC - CALIFORNIA
COMM. #2163915
ORANGE COUNTY
My Comm. Exp. March 18, 2021

NOTARY

MY COMMISSION EXPIRES: 03/18/2021