Name and Address of New Owner:
Lucas B. Arens & Lauren B. O'Brien
1210 60th Ave N
Nashville, TN 37209

Send Tax Bills To:
Lucas B. Arens & Lauren B. O'Brien
1210 60th Ave N
Nashville, TN 37209

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 091-06-0L-002.00-C

Karen Johnson Davidson County
Batch# 207215 DEEDWARR
03/19/2019 08:50:50 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20190319-0024689

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David E. Campbell and Marissa J. Campbell, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lucas Bradley Arens and Lauren Brandon O'Brien,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit 2 as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements which is a Planned Unit Development, as shown of record in Instrument No. 20141120-0107174, as amended by First amendment to Declaration Covenants, Conditions, and Restrictions for Treaty Oaks Cottages, of Record as Instrument No. 20150113-0003651, Register's Office for Davidson County, Tennessee and further amended by second amendment to Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, of Record in Instrument No. 20150814-0081914, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marissa J. Campbell and David E. Campbell, husband and wife, by Warranty Deed from HR Properties of Tennessee, dated December 28, 2016, of record in Instrument Number 20161229-0136968, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 1210 60TH AVENUE NORTH, NASHVILLE, TENNESSEE 37209

This conveyance is subject to any and all existing easements and restrictions as shown of record ; 2019 Davidson County Property taxes, and subsequent years, not yet due and payable; all restrictions of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

and in
20160826-0089501,
20160922-0099884,
20180725-0072479 and
20190228-0018398,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-19-1210

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of March, 2019.

David E. Campbell (SEAL)

Marissa J. Campbell (SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of March, 2019, before me personally appeared David E. Campbell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 14th day of March, 2019.

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature
My commission expires: 09/19/2022

STATE OF TENNESSEE
COUNTY OF Knox

On this 13th day of March, 2019, before me personally appeared Marissa J. Campbell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 13th day of March, 2019.

CANDICE MALONE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Signature
My commission expires: 11/2/2021

My Commission Expires Nov. 2, 2021

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 14th day of March, 2019.

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY