This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

ADDRESS NEW OWNER:
Juan Pablo Meneses Romero
130 Hicks Road
Nashville, Tennessee 37221

SEND TAX BILL TO:
New Owner

Map/Parcel
#142160G01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marilyn Redick Campbell, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Juan Pablo Meneses Romero, an unmarried man,** hereinafter called the GRANTEE, his 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. 13 of Devon Close Town Homes, a Horitzontal Property Regime pursuant to the Tennessee Horizontal Property Asct, as shown on the Plan to the Master Deed of record in Book 9700, page 147, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more complete details of description, together with the said Apartment's appurtenants undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Marilyn Redick, unmarried, by Warranty Deed dated July 19, 2016, from Michelle R. Edwards, devisees under The Last Will and Testament of Barbara Deere, and Lynn E. Dorton, as Executrix of the Estate of Barbara Deere, of record in Instrument #20160720-0074725, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **130 Hicks Road, Nashville, Tennessee 37221.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

Joe Michael Campbell, the husband of Marilyn Redick Campbell, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEE.

Karen Johnson Davidson County
Batch# 211697 DEEDWARR
03/29/2019 12:01:41 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20190329-0028604

WITNESS OUR HANDS, this the **25th** day of **March, 2019.**

Marilyn Redick Campbell

Joe Michael Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marilyn Redick Campbell and Joe Michael Campbell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of March, 2019.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $285,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of March, 2019.

NOTARY PUBLIC

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____