Box 14
31764-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 214248 **DEEDWARR**
04/05/2019 08:53:28 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190405-0030946

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2019.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jon Lind & **Terri L. Ramsey**	**"NEW OWNER"**	**Map 146-04-0 Parcel 089-00**
4808 Briarwood Drive		
Nashville, TN 37211		

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

Annie S. Campbell, unmarried

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

Jon Lind, unmarried, as to an undivided 50% interest, and Terri L. Ramsey, as to an undivided 50% interest, as joint tenants with right of survivorship

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 Lot No. 26 on the Plan of Elysian Meadows Addition, Section Two, of record in Plat Book 2663, Page 101, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to James M. Campbell and wife, Annie S. Campbell by Deed dated March 19th, 1970 from Gene A. Gleaves and wife, Celia C. Gleaves of record in Book 4407 Page 726, Register's Office for Davidson County, Tennessee. The said property was further divested out of James M. Campbell and vested in Annie S. Campbell by Final Judgment of Divorce that was entered on August 4th, 2005 in Docket No. 02D-2827, Fourth Circuit Court for Davidson County, Tennessee and of record in Instrument No. 20050921-0113283, Register's Office for Davidson County, Tennessee.

Durable Power of Attorney from Annie S. Campbell to George Dwayne Wasson or Sandra Wasson of record in Instrument No. 20180608-0055019, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2663, Page 101, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 2859, Page 403, Register's Office for Davidson County, Tennessee. Note: Said Restrictions are not applicable to portions thereof that have already expired. 3) Grant of Transmission Line Easement of record in Book 1174, Page 235, Register's Office for Davidson County, Tennessee. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4810 Briarwood Drive, Nashville, TN 37211**

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 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 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.

Witness my/our hand(s) this **3rd** day of **April, 2019.**

Annie S. Campbell by George Dwayne Wasson Attorney-in-Fact

Annie S. Campbell by George Dwayne Wasson, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of April, 2019, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named George Dwayne Wasson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Annie S. Campbell, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Annie S. Campbell, for the purpose therein contained, by signing the name of Annie S. Campbell, by himself as Attorney-in-Fact. Witness my hand and official seal.

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public