NEW OWNER:
Daniel L. Shaw
2023 Lombardy Avenue
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

Returned to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-200

MAP & PARCEL
117-07-0J-005.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 219505 DEEDWARR
04/18/2019 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,108.15
20190418-0035828

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($299,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Andrew B. Camp, a single man** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Daniel L. Shaw and Jeannette A. Shaw, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2023, together with allocated Parking Space No. 8 on the plan of The Kingbridge Condominiums, according to Master Deed of record in Book 7105, Page 777 and as amended in Book 7457, Page 15, to which plan as set forth in Exhibit "C" to the Master Deed and By-Laws reference is hereby made for a more complete description thereof, all being of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew B. Camp by Warranty deed from Suzanne Ervin Smothers (Formerly known as Jere Suzanne Ervin) and husband, Grant Smothers of record in Instrument No. 20031006-0146809 Register's Office for Davidson County, Tennessee, dated September 29, 2003 and recorded on October 06, 2003. (Value of consideration shown in aforementioned deed $204,000.00.) Being also known as 2023 Lombardy Avenue Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **April, 2019**.

Andrew B. Camp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Andrew B. Camp with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **April, 2019**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **299,500.00.**

AFFIANT

Sworn to and subscribed to before me this 18th day of **April, 2019**.

NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Leslie A. Garside, 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, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020