WARRANTY DEED

PREPARED BY: RETURN TO: SAWYERS TITLE CORP 6107 CHARLOTTE PIKE BRENTWOOD, TN 37027

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April 2019.

Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr. Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Carlos Campos and Kierston Campos	NEW OWNER	172 04 0A 078.00
(NAME)	(NAME)	
1452 Timber Ridge Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shane Randolph, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kierston R. Campos and Carlos Campos, Wife and Husband** , 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:

Being Lot No. 105 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Heights) of record in Instrument No. 20000209-0013331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shane Randolph, a unmarried man by Warranty Deed from Bo Li and Rui-Hong Du, husband and wife dated June 26, 2015 and recorded June 29, 2015 as Instrument No. 20150629-0062033, in said Register's Office for Davidson County, Tennessee.

Jennifer Randolph, spouse of Grantor, joins in the execution of this instrument for the purpose of conveing her marital interests, if any, in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 224366 **DEEDWARR**
05/01/2019 10:20:40 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20190501-0040279

File Number: MFR-1903330SSO

unimproved ☐
This is improved ☒ property, known as 1452 Timber Ridge Cir, 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, their heirs and assigns forever; and we do covenant with 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 our hands this 30 day of APRIL, 2019.

Shane Randolph

Jennifer Randolph

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Shane Randolph and Jennifer Randolph the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2019.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September

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