Karen Johnson Davidson County
Batch# 234806 DEEDWARR
05/24/2019 03:05:55 PM 2 pgs
Fees: $13.00 Taxes: $1,013.80

20190524-0049631

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/2021

(AFFIX SEAL)

STACY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Campbell and Delores S. Campbell, husband and wife	new owners (NAME)	
304 Moss Trail (ADDRESS)	(ADDRESS)	025-12-0-062.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Elton Binkley, a single person and Wanda Abblett, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Campbell and Delores S. Campbell, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 20 ON THE MAP OF GOODLETTSVILLE HEIGHTS, SECTION 2, AS OF RECORD IN BOOK 1424, PAGE 120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 20 FRONTS 100 FEET ON THE NORTHERLY SIDE OF MOSS TRAIL AND RUNS BACK BETWEEN LINES 302.4 FEET ON THE EASTERLY SIDE AND 425.1 FEET ON THE WESTERLY SIDE TO A DEAD LINE ON A BROKEN LINE IN THE REAR MEASURING 277.8 FEET.

BEING THE SAME PROPERTY CONVEYED TO WANDA ABBLETT, A SINGLE PERSON AND ELTON BINKLEY, A SINGLE PERSON, BY WARRANTY DEED FROM JOEL GEORGE, UNMARRIED AND MARY RUTH BREWER, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20170524-0051688, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE 2019 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 304 Moss Trail, Goodlettsville, TN 37072
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 23rd day of May, 2019.

Elton Binkley

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-304

WARRANTY DEED
(Continued)

Wanda Abblett

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elton Binkley a single person and Wanda Abblett, a single person, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of May, 2019.

Notary Public

My Commission Expires: 7/9/2022

DARREL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072