WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

G-H-19-1326

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ekene Iwueke	New Owner	
(NAME)	(NAME)	**161-06-0A-180.00-CO**
1326 Crown Point Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA D. CAMPBELL AND KELLI CAMPBELL,* HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EKENE IWUEKE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: * FKA Kelli M. McCarver

Land in Davidson County, Tennessee being Unit 180 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joshua D. Campbell, an unmarried man, and Kelli M. McCarver, an unmarried woman by Warranty deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20110330-0024415 Register's Office for Davidson County, Tennessee, dated March 25, 2011 and recorded on March 30, 2011.

This conveyance is subject to:

- Taxes for the year 2019 and subseuqent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 76 and 77, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20080605-0058042, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, amended in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070205-0014422, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Oakhill Townhomes HOA of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1326 Crown Point Pl, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 268956 DEEDWARR
08/09/2019 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190809-0079391

Witness my/our hand(s) this the 15th DAY OF JULY, 2019.

Joshua D. Campbell

Kelli Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA D. CAMPBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLI CAMPBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212