THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621336** Karen Johnson Davidson County Batch# 269814 DEEDWARR 08/12/2019 10:10:00 AM 2 pgs Fees: $13.00 Taxes: $4,403.00 20190812-0080023	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,190,000.00. Affiant Subscribed and sworn to before me, this 7th day of August, 2019. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 13, 2022

WARRANTY DEED

Address New Owner: Suzan Ilic 1135 Sewanee Road Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-16-0-015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark S. Campbell and Virginia Campbell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzan Ilic, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Block "A" on the map of Gateway Acres, a part of the Overton Lea Estate of record in Plat Book 974, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 282.1 feet on the Southerly side of Sewanee road and runs back between lines, 235.2 feet on the Westerly line and 223.8 feet on the Easterly line, to the North line of Lot No. 11 on which it measures 174.7 feet.

Being the same property conveyed to Mark S. Campbell and Virginia Campbell, husband and wife by Warranty deed from Martha Sue Smith, unmarried of record in Instrument No. 20120604-0048437 Register's Office for Davidson County, Tennessee, dated May 31, 2012 and recorded on June 04, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 73, Register's Office for Davidson County, Tennessee.

Variance granted by the Board of Zoning appeals of record in Book 7889, Page 793, in the Register's Office for Davidson County, Tennessee.

Agreement as set out in deed recorded in Book 1394, Page 120, said Register's Office, as follows: Grantees agree that in order to maintain a high standard of residential beauty at Lealand, they will install a stoker or some other smoke

saving device, will allow their plans for construction of their homes to be reviewed by Lealands Board of Architects and will carefully read and abide by all of Lealand's restrictions.

This is improved property located at 1135 Sewanee Road Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 2019.

Mark S. Campbell

Virginia Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark S. Campbell and Virginia Campbell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020