WARRANTY DEED

Karen Johnson Davidson County
Batch# 326345 DEEDWARR
12/06/2019 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20191206-0126258

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Megan Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/14/21

(AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 124 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan Campbell	New Owner	141050A56100C
(NAME)	(NAME)	
1589 Brockton Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, **Jennifer Walline, a married woman and f/k/a Jennifer Berley,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Megan Campbell and Adrian Campbell, a married couple,** hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 561, on the Final Plat, Avondale, Phase 3, Section 1, of record in Instrument No. 20140728-0066971 in the Register's Office for Davidson County, Tennessee, reference is hereby made for a more complete description

Being the same property conveyed to Jennifer Berley, a single woman by Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company, dated 03/27/2017, of record in Instrument 201703290030648, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2020 and subsequent years, a lien not yet due and payable.
9. All matters shown on the plat of record in Plat Instrument 201407280066971, in the Register's Office for Davidson County, Tennessee.
10. Covenants, conditions, easements and restrictions recorded in Instrument 200812030117452, Instrument No. 200903310028791, Instrument No. 201012230102254, Instrument No. 201903130023161 together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Note: A breach or violation of the above noted restrictions will not cause a forfeiture or reversion of title.
Agreement for Dedication of Easement for Water Linas recorded in Book 5738, Page 819 in the Register's Office for Davidson County, Tennessee

Agreement for Dedication of Public Utility Easement as recorded in Instrument 200807010067906 in the Register's Office for Davidson County, Tennessee.
Charter recorded 12/03/2008 of record in Instrument 200812030117350.in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities as recorded in Instrument 201412020110280 in the Register's Office for Davidson County, Tennessee.
Notice of Completion recorded 03/29/2017 of record in Instrument 201703290030647 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1589 Brockton Lane, Nashville, TN 37221

(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 GRANTEE(S), their heirs and/or 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/or 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.

Effective the 4th day of December, 2019.

Jennifer Walline

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Berley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of December, 2019.

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

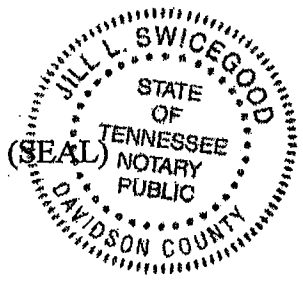
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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