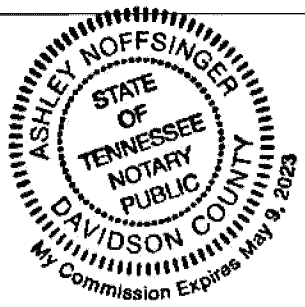
Karen Johnson Davidson County
Batch# 334000 DEEDWARR
12/23/2019 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,090.02
20191223-0132467



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $294,600.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2019.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Deane Baker and Leah McGee	New Owner	061-10-0-156.00
906 Virginia Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten 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, we,

Sydney E. Campbell, unmarried, and Casey Nearing, unmarried, tenants in common with rights of survivorship

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Deane Baker and Leah McGhee, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No. 28 on the Plan of Maplewood Manor of record in Plat Book 547, Page 102, 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 part of Lot No. 28 fronts 68 feet on the Southerly side of Virginia Avenue and extends back 275 feet 9 inches on the Easterly line and 278 feet, more or less, on the Westerly line to the Northerly line of Lot No. 13, to a rear line measuring 68 feet thereon.

Being the same property conveyed to Sydney E. Campbell, unmarried, and Casey Nearing, unmarried, tenants in common with rights of survivorship by Quitclaim deed from Shari Campbell, married of record in Instrument No. 20191223013246 5 Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on _____ ____, _____.

SP 11/2015

The subject property has never been the principal or marital residence of the said Shari K. Campbell or her spouse.

This is improved property known as **906 Virginia Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 19th day of December, 2019.

Sydney E Campbell by Shari K Campbell

Sydney E. Campbell by Shari K. Campbell, Her attorney-in-fact her attorney in fact

Casey Nearing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Casey Nearing, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of December, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shari K. Campbell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Sydney E. Cambpell and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Sydney E. Campbell.

Witness my hand and official seal this 19th day of December, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000280-525

SR 14/2015

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)