This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6196

Karen Johnson Davidson County
Batch# 368080 DEEDWARR
03/05/2020 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20200305-0024951

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6196

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Kathey E Shockley
Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 5th day of March, 2020

RR

Rozalind Ruth
Notary Public
My Commission Expires: 1/3/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Grace A. Kirkman, Anthony S. Kirkman, and Shelley Lynn Kirkman 106 Highland Villa Drive Nashville, TN 37211	Primary Residential Mortgage, Inc 1480 North 2200 West MAC 1003 Salt Lake City, UT 84116	161-14-0B-106.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Caroline Campbell, a married woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Grace A. Kirkman, a single woman and Anthony S. Kirkman and Shelley Lynn Kirkman, husband and wife** , hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 106 of Highland Villa Condominiums, a Condominium, a Horizontal Property Regime, located on Highland Villa Drive, Nashville, TN. as shown on the plat of Highland Villa Condominiums, Condominium Apartments, recorded in Plat Book 6200, page 473, Registers Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153 and Book 7600, page 361, Registers Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Highland Villa Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7278, page 312 as amended in Book 7347, page 717. Book 7352, page 630 Book 7467, page 850, Book 7470, page 153 and Book 7600, page 361, and By-Laws appended thereto. Register's Office for though copied herein.

Being the same property conveyed to Caroline Mathews AKA Caroline E. Mathews, Unmarried Woman and James E. Mathews, Married Man by Warranty deed from Dana M. Bailey of record in Instrument No. 20180108-0002434 Register's Office for Davidson County, Tennessee, dated January 05, 2018 and recorded on January 08, 2018.

Being the same property conveyed to Caroline Mathews FKA Caroline E. Mathews, from James E. Mathews, Married Man by Quit Claim Deed of record in Instrument No. 20200305-0024822 Register's Office for Davidson County, Tennessee, dated February 29, 2020 and recorded on March 5, 2020.

** Richard Allen Campbell, III joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **106 Highland Villa Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 28 day of February, 2020.

GRANTOR:

Caroline Campbell FKA Caroline E. Mathews

Richard Allen Campbell, III

STATE OF Alabama
COUNTY OF Autauga

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caroline Campbell and Richard Allen Campbell, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February 2020.

Notary Public
My Commission expires: Feb. 05, 2022

202003050024951

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

