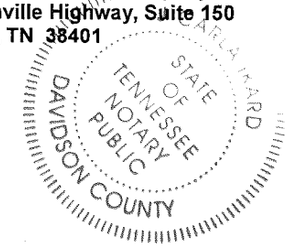
Karen Johnson Davidson County
Batch# 380744 DEEDWARR
04/02/2020 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,113.33
20200402-0035290

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401



STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $300,900.00

Affiant

Subscribed and sworn to before me,
This 31st **day of** March, **2020.**

Notary Public
My commission expires: 1-3-23

10-2003-104438

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Amy S. Cheng 4505 Harding Pike, Unit 150 Nashville TN 37205	New Owner	116-03-0-B-150.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Campbell, unmarried woman and Seth Campbell, unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amy S. Cheng and Jeffrey Jones, wife and husband,** hereinafter called the Grantees, their successors and 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 Unit No. 150, on the Plan of Royal Oaks Apartments Condominium Apartments, as established by the Master Deed of record in Book 5282, Page 972, and Book 5673, Page 622, and as shown on the plan of record in Book 5200, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Campbell and Seth Campbell, wife and husband (SIC) by deed from Amanda G. Carlen, unmarried, dated August 28, 2014, recorded September 4, 2014, of record in Instrument No. 20140904-0080731, as corrected in Instrument No. 20150107-0001653, Register's Office for Davidson County, Tennessee. Linda Campbell and Seth Campbell erroneously referenced as wife and husband. Grantors acknowledge they are mother and son. The said Linda Campbell was married to James George Campbell when she purchased the property in her name only. Linda Campbell has since divorced James George Campbell. See divorce decree, Chancery Court for Maury County, Tennessee, Docket No. 16-419, filed March 21, 2018.

Further being the same property conveyed to Linda Campbell and Seth Campbell by Quitclaim Deed from Linda Campbell and Seth Campbell, dated October 31, 2019, recorded December 16, 2019, of record in Instrument No. 20191216-0129645, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4505 Harding Pike, Unit 150, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 30 day of March, 2020.

Linda Campbell

Seth Campbell

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda Campbell and Seth Campbell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 30 day of March, 2020.

State of Tennessee at Large

My Commission expires: 5/23/22

SHANNON C SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2022

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 31, 2023

201902150014360

202004020035290