WARRANTY DEED

Karen Johnson Davidson County
Batch# 440725 **DEEDWARR**
07/20/2020 11:37:35 AM 2 pgs
Fees: $13.00 Taxes: $3,200.13

20200720-0079324

R-VRES-20-3304A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $864,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/13/24
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KAYLA TABOR WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charlotte Wagner and Daniel Cox	New Owner	
(NAME)	(NAME)	**131-01-1A-001.00-CO**
3304 A Hobbs Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, **TRAVIS CAMPBELL AND ANNABELLE CAMPBELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLOTTE WAGNER AND DANIEL COX, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, Homes at 3304 A & B Hobbs Road, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 3304 A & B Hobbs Road, a Horizontal Property Regime with Private Elements of record in Instrument Number 20161019-0110717, First Amendment of record in Instrument No. 20171212-0126730, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Travis Campbell and Annabelle campbell, husband and wife by Warranty deed from William Brandon Plunkett and Cheryl Plunkett, husband and wife of record in Instrument No. 20180418-0036589 Register's Office for Davidson County, Tennessee, dated April 16, 2018 and recorded on April 18, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20161019-0110717, as amended in Instrument No. 20171212-0126730, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20161019-0110720, in the Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20160919-0098074, Register's Office of Davidson County, Tennessee.
- Plan of record in Plat Book 2083, Page 45, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4147, Page 361, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3304 A Hobbs Road, Nashville, Tennessee 37215**.

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 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 assigns, against the lawful claims of a l 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/our hand(s) this the 16th DAY OF JULY, 2020.

Travis Campbell by Laura Mitchell, Attorney-in-fact
Travis Campbell by Laura Mitchell as Attorney in Fact

Annabelle Campbell by Laura Mitchell, Attorney-in-fact
Annabelle Campbell by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TRAVIS CAMPBELL AND ANNABELLE CAMPBELL, and who acknowledged he/she/they executed the same as the free act and deed of the said TRAVIS CAMPBELL AND ANNABELLE CAMPBELL.

Witness my hand and official seal, this the 16th of July, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212