WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 507390 DEEDWARR
11/02/2020 12:41:12 PM 2 pgs
Fees: $13.00 Taxes: $784.40

20201102-0127843

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pauline Michelle McIntyre Campbell	Ally Bank	16213013000
(NAME)	(NAME)	
424 Cedarmont Drive	440 South Church Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Charlotte, NC 28202-2028	
(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, I/we **Patricia J. Waln, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Pauline Michelle McIntyre Campbell and John B. Campbell, wife and husband**, hereinafter called the GRANTEE(S), their 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. 49, on the Plan of Section Two-A Monte Carlo, of record in Plat Book 4955, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael R. Waln and wife, Patricia J. Waln by Deed from William H. Landis, III and wife, Valerie Lynn Landis dated 4/17/1998, of record in Book 10899, Page 569, Register's Office for Davidson County, Tennessee.

The said Michael Roy Waln died on 1/9/2018 leaving Patricia J. Waln as the sole surviving tenant by the entirety.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 4955, Page 45; (2) Covenants, conditions, easements and restrictions recorded in Book 5202, Page 261, 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 ☒ 424 Cedarmont Drive, Nashville, TN 37211

(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 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 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 30th day of October, 2020.

Patricia J. Waln

Patricia J. Waln

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 Patricia J. Waln, 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 30th day of October, 2020.

Notary Public:
My Commission Expires: 4/10/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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