Karen Johnson Davidson County
Batch# 571361 DEEDWARR
02/09/2021 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $680.80
20210209-0018485

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/2/24
File No. 21-11574

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jack Haynes and Suely Haynes (NAME) 1031 Raundtree Drive ~~515 Basswood Avenue N., #N131~~ (STREET ADDRESS) Gallatin, TN 37066 ~~Nashville, TN 37209~~ (CITY) (STATE) (ZIP)	Movement Mortgage, LLC (NAME) 840 Crescent Centre Drive, 260 (STREET ADDRESS) Franklin, TN 37067 (CITY) (STATE) (ZIP)	90-11-A-131 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jessie L. Campbell, Trustee of The Jessie L. Campbell Revocable Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack Haynes and Suely Haynes, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 131 on the Plan of Rock Harbor Condominiums, according to the Master Deed of record in Book 6153, page 421, Register's Office, Davidson County, Tennessee; together with an undivided interest in the common elements of Rock Harbor Condominium Association, and more particularly described in Book 6153, pages 463-466, and as amended in Book 6162, pages 251-270, register's Office, Davidson County, Tennessee.

Being the same property conveyed to The Jessie L. Campbell Revocable Trust by Quitclaim Deed dated February 22, 2018 from Jessie Lois Campbell, recorded March 1, 2018, in Instrument Number 20180301-0019370, in the Register's Office of Davidson County, Tennessee.

See deed of correction conveyed to Jessie L. Campbell, Trustee of The Jessie L. Campbell Revocable Trust, recorded August 22, 2018, in Instrument Number 20180822-0083415, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Charter of Homeowner's Association of record in Book 6145, page 762, Register's Office for Davidson County, Tennessee.

3. Master Deed in Book 6153, page 421, Book 6896, page 661, Book 7369, page 206, Book 6162, page 251, instrument

200607120083758, and instrument 201001210005427, Register's Office for Davidson County, Tennessee.

4. Reservation of Easement in Book 4196, page 206, Register's Office for Davidson County, Tennessee.

5. Flowage Easement in Book 2147, page 42, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 515 Basswood Avenue N., #N131, Nashville, TN 37209.

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.

Witness my/our hand(s) this 8th day of February, 2021.

The Jessie L. Campbell Revocable Trust

By: Jessie L. Campbell, Trustee

Jessie L. Campbell, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jessie L. Campbell, Trustee, of The Jessie L. Campbell Revocable Trust, with whom I am personally acquainted, and who acknowledged that Jessie L. Campbell executed the within instrument for the purposes therein contained and who further acknowledged that Jessie L. Campbell is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of February, 2021.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY