Warranty Deed

Karen Johnson Davidson County Batch# 573172 DEEDWARR 02/11/2021 11:20:53 AM 2 pgs Fees: $13.00 Taxes: $5,550.00 20210211-0019803	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00. Affiant Subscribed and sworn to before me, this the 29th day of January, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey S. Camp Kristen M. Camp	New Owner(s)	105-09-0-215.00
1104 Caldwell Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **KIRSTEN MICHAELSON, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY S. CAMP AND KRISTEN M. CAMP, 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of A. B. Hill's Subdivision of the Plant Lands of record in Plat Book 332, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 50 feet on the Northerly margin of Caldwell Avenue and extends back between parallel lines a distance of 159 feet to a 15 foot alley. Being the same property conveyed to Victor C. Bartley, an unmarried man by Warranty deed from James Homer Williams, as Trustee of The James Homer Williams Living Trust u/a/d March 10, 2008 of record in Instrument No. 20160129-0009056 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 29, 2016.

Being the same property conveyed to Victor C. Bartley, Trustee of the Sixty Four Investments Trust dated July 6, 2018 by Quitclaim deed from Victor C. Bartley of record in Instrument No. 20180713-0068438 Register's Office for Davidson County, Tennessee, dated July 06, 2018 and recorded on July 13, 2018.

Being the same property conveyed to Kirsten Michaelson by Quitclaim deed from Victor C. Bartley, Trustee of the Sixty Four Investments Trust dated July 6, 2018 of record in Instrument No. 20210105-0002015 Register's Office for Davidson County, Tennessee, dated January 04, 2021 and recorded on January 5, 2021.

Being also known as 1104 Caldwell Avenue Nashville, Tennessee 37204.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1104 Caldwell Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of January, 2021.

Kirsten Michaelson

Victor Bartley, spouse of Kirsten Michaelson, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Victor Bartley by Kirsten Michaelson attny-in-fact

Victor Bartley by Kirsten Michaelson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kirsten Michaelson, individually and as attorney in fact for Victor Bartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of January, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON