Name and Address of New Owner:
Christopher E. and Erica Rose Campion
6537 Westfall Drive
Nashville, TN 37221

Send Tax Bills To:
Christopher E. and Erica Rose Campion

Karen Johnson Davidson County
Batch# 591826 DEEDWARR
03/15/2021 09:22:34 AM 2 pgs
Fees: $13.00 Taxes: $1,557.70
20210315-0033742

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 126160A04700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sally D. Raistrick**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher E. Campion and Erica Rose Campion, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 47, on the Final Plat of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument No. 200110260117231, said Registers Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sally D. Raistrick by Warranty Deed from Sylvia Dana Haynes and Gary Robert Haynes, wife and husband, recorded on October 17, 2013, of record in Instrument No. 20131017-0108744, Register's Office for Davidson County, TN.

This is improved property known as 6537 Westfall Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of March, 2021.

_____(SEAL)
Sally D. Raistrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2021, before me personally appeared Sally D. Raistrick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2021.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $421,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 11th day of March, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2359

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022