WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Gennie M. Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2021

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Hurley V. Campbell and Gennie M. Campbell	Eustis Mortgage Corp.	070-09-0-187.00
(NAME)	(NAME)	
3109 Cliff Drive	147 Raymond Hirsch	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Parkway, White House, TN. 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210545

For and 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 hereby acknowledged, I/we, **Oberia P. Campbell** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Hurley V. Campbell and Gennie M. Campbell, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 2 as shown on the resubdivision of Lots 9, 10 and 11 on the Plan of Bordeaumont, of record in Book 8250, page 554, to which record reference is hereby made for a more particular description thereof.

BEING a portion of the same property conveyed to Hurley V. Campbell by Warranty Deed from Henry Hill Jr. and wife, Mary E. Hill, dated May 3, 1996 and filed of record in Book 10041, page 837, Register's Office for Davidson County, Tennessee. And further conveyed to Oberia P. Campbell by Quitclaim Deed from Hurley V. Campbell, dated May 22, 2002 and filed of record in Instrument No. 20020618-0073773, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3109 Cliff Drive, Nashville, TN 37218
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 594465 **DEEDWARR**
03/18/2021 09:14:20 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20210318-0035829

Witness my hand this 17th day of March, 2021

Oberia P. Campbell

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Oberia P. Campbell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of March, 2021.

Notary Public
My Commission Expires: 3/23/21

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY