WARRANTY DEED



J-SB-TI-21-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 597660 **DEEDWARR**
03/22/2021 02:53:18 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20210322-0037794

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Mina Kheil and Mary Malak	**New Owner**	
(NAME)	(NAME)	**149 04 0 003.00**
635 Foster Lane		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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 consideration, the receipt of which is hereby acknowledged, **JEFFREY W. CAMPBELL, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MINA KHEIL AND WIFE, MARY MALAK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 29, Dorhill Acres, Section Two, as shown on plat of record in Plat Book 2331, Page 144, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey W. Campbell, a single man, by Warranty Deed from Michael Judson Gann and David Campbell Gann and Mary Elizabeth Gann n/k/a Mary Elizabeth Kapral, of record in Instrument No. 20150710-0067266, in the Register's Office of Davidson County, Tennessee, dated June 30, 2015 and recorded on July 10, 2015.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dorhill Acres, Section Two, as recorded in Plat Book 2331, Page(s) 144.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5366, Page 469.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **303 Rural Hill Ct, Nashville, Tennessee 37217**.

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 heirs and 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 heirs and 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.

Witness my/our hand(s) this the 19th DAY OF MARCH, 2021.

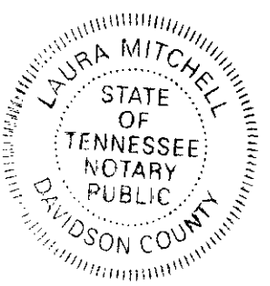
Jeffrey W. Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY W. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2021.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212