Karen Johnson Davidson County
Batch# 618394 DEEDWARR
04/19/2021 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,083.73
20210419-0052322

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#Q6-343

ADDRESS NEW OWNER:
Nicole Mourier
1625 16th Avenue North
Nashville, TN 37208

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SWBC Mortgage
9311 San Pedro Avenue
San Antonio, TX 78216

Parcel ID:
081-11-0-300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin Duncan Campbell,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Nicole Mourier**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot 343 on the Plan of McGavock and Westmores Second Addition to Nashville, called the Town of McGavock of record in Plat Book 21, Page 41, 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 part of Lot No. 343 fronts 50 feet on the Westerly side of Sixteenth Avenue North, formerly Hendershoot Street, and runs between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Martin Duncan Campbell by Deed dated June 26, 2020 from JRG Properties, LLC, a Tennessee limited liability company, recorded June 30, 2020, in Instrument Number 20200630-0070701, in the Official Records of Davidson County, Tennessee.

This is improved property known as 1625 16th Avenue North, Nashville, TN 37208. Possession is to be given on April 19, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 19th day of April, 2021.

Martin Duncan Campbell

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Martin Duncan Campbell,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$292,900.00**.

AFFIANT

Subscribed and sworn to before me on this 19th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 12.2.23