Karen Johnson Davidson County
Batch# 629649 DEEDWARR
05/05/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,554.86
20210505-0060452

AK

FLORIDA

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
AK COLLIER
The actual consideration or value, whichever is greater, for this transfer is $690,504.00

S. Warren
Affiant

Subscribed and sworn to before me, this 19TH day of APRIL, 2021.

Notary Public

My commission expires: 06/09/2023

Notary Public State of Florida
Aaron Krzysik
My Commission GG 309095
Expires 06/09/2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Richard Campbell & Pauline Frechette Campell Alexander Michael Bruce Lake & Alyssa Ashton Campbell	New Owner	06116001300
1227 McAlpine Ave		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

1227 McAlpine, LLC, an Indiana limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Richard Campbell and Pauline Frechette Campbell, husband and wife, in Joint Tenancy, as to a 50% undivided co-tenancy interest; and Alexander Michael Bruce Lake and Alyssa Ashton Campbell, husband and wife, in joint tenancy, as to a 50% undivided co-tenancy

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:

Land in Davidson County, Tennessee, being described according to a mortgage loan inspection perform by John Kohl, dated August 27, 1984, as follows:
Beginning at a point in the Northerly boundary of McAlpine Avenue, said point being the Southwest corner of Lot 9, Monte Vista, as in Book 1130, Page 11, said Register's office, said point being the Southwest corner of the subject tract, said tract fronts 85 feet on the Northerly boundary of McAlpine Avenue and extends back between parallel lines 363.5 feet on either side to a rear line measuring 85 feet thereon.

Also described as:
Being a parcel of land described in Warranty Deed of record in Book 5155, Page 603, as follows: Land in Davidson County, Tennessee, being Lot No. 9 and the Westerly one-half of Lot No. 10 on the Plan of Chappell's Subdivision of Lots in Monte Vista Subdivision Of record in Book 1130, Page 11, said Register's Office, and that part of Lots 29 and 31 on the Plan of Monte vista subdivision of record in Book 421, Page 134, said Register's office, lying immediately in the rear of Lots 9, 10 and 11 of Chappell's Subdivision of Lots in Monte Vista Subdivision of record in Book 1130, page 11, said Register's office, described as follows:

Beginning at a point in the Northeasterly margin of McAlpine Avenue, said point being the Southwesterly corner of the subject property; thence Northeastwardly 363.5 feet to a point, said point being the Northwesterly corner of the subject property; thence Southeastwardly 137 feet to a point, said point being the Northeasterly corner of the subject premises; thence Southwardly 195 feet to a point; thence Westwardly 75 feet to a point, said point being

the Northeasterly corner of the Westerly one-half of Lot No. 10 on the Map of Chappell's Subdivision of Lots in Monte Vista of record in Book 1130, page 11, said Register's office, thence Southwestwardly 170 feet to the Northeasterly margin of McAlpine Avenue; thence with the said margin of McAlpine Avenue Northwestwardly 85 feet to the point of beginning.

Less and Except the parcel of land described in Warranty Deed of record in Book 6517, Page 431, as follows:

Beginning at a point in the Easterly boundary of Map 61-16, Parcel 13, said point being 170 feet in the Northeasterly direction from the Northerly boundary of McAlpine Avenue; thence in a Northeasterly direction 193.5 feet to a point; thence in an Easterly direction parallel to the rear line of the aforementioned tract 52 feet to a point; thence Southerly 195 feet to a point, thence in a Westerly direction 75 feet to the point of beginning.

Being the same property conveyed to 1227 McAlpine, LLC , an Indiana Limited Liability Company, by Warranty Deed from Kevin Snead, with a 50% undivided interest and Richard L. Brown, with a 50% undivided interest, as tenants in common, dated September 30, 2019, of record in Instrument No. 20191001-0100124, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (X) unimproved ( ) property known as 1227 McAlpine Ave, Nashville, TN 37216.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

E. Warren Date: 04/19/2021

1227 McAlpine, LLC.
By: Erin Warren
Its: Manager

STATE OF Florida
COUNTY OF Collier

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Erin Warren with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is Manager of 1227 McAlpine LLC and that she is authorized by 1227 McAlpine LLC to execute this instrument on its behalf.

Witness my hand, at office, this 19 day of April, 2021.

Osiel Aguilar
NOTARY PUBLIC

My Commission Expires: 08/01/2022

OSIEL AGUILAR
Notary Public, State of Florida
Commission# GG 227664
My comm. expires Aug. 1, 2022

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021