WARRANTY DEED

Karen Johnson Davidson County
Batch# 631446 DEEDWARR
05/07/2021 10:36:53 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20210507-0061549

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00.

Affiant

Subscribed and sworn to me on 05/03/21.

NOTARY PUBLIC
My Commission Expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Steven Campbell ~~8043 Bienville Drive, Unit 6~~ ~~Nashville, TN 37211~~ 1620 Knox Dr., Brentwood, TN 37027	new owner	172 12 0D 526.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 8043 Bienville, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Steven Campbell and Lori Campbell, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit Number Z-6 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument Number 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter; Easements, Covenants, and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as the Town Center Homes at Lenox Village, Section 3 of record as Instrument 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument Number 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of the Town Center Homes at Lenox Village, Section 3, of record as Instrument Number 20060118-0006550, in said Register's Office.
>
> BEING the same property conveyed to 8043 Bienville, LLC by Quitclaim Deed from Ernest Luecke, a married man, dated February 26, 2018 and recorded March 13, 2018 in Instrument Number 20180313-0023588, Register's Office for Davidson County, Tennessee.
>
> This is Improved property, known as 8043 Bienville Dr., Unit 6, Nashville, TN 37211

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File: K-SB-VRes-21-8043-6

Witness our hands on 05/03/2021.

8043 Bienville, LLC
By: Ernest Luecke, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Ernest Luecke,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Member of 8043 Bienville, LLC, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing for 8043 Bienville, LLC by himself as Sole Member.

Witness my hand and official seal on 05/03/21.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY