Karen Johnson Davidson County
Batch# 632910 DEEDWARRSP
05/11/2021 09:19:23 AM 5 pgs
Fees: $28.00 Taxes: $2,904.50
20210511-0063021

Prepared by, and after recording return to:
Perrone & Young (PRY)
109 Westpark Drive, Suite 330
Brentwood, TN 37027
615 / 373.6910

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
L & R Plumbing, Inc. Attn: Jorge Lopez, President 2306 Winford Avenue Nashville TN 37211	Same	Map and Parcel No. 118 04 0 214.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $785,000.00.

AFFIANT

Sworn to and subscribed before me this 10th day of May 2021.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY GREGORY S. PERRONE

NOTARY PUBLIC

My commission expires: 10-26-24

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **James A. Campbell,** and wife, **Juana Haven Campbell** (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **L & R Plumbing, Inc.**, a Tennessee corporation (the "Grantee"), its successors, and assigns, certain real estate in Nashville, Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein by reference.

THIS IS IMPROVED PROPERTY KNOWN AS:
2303 WINFORD AVENUE, NASHVILLE, TENNESSEE 37211.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantors covenants that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantors further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this 10th day of May 2021.

GRANTORS:

JAMES A. CAMPBELL

JUANA HAVEN CAMPBELL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **James A. Campbell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within-named bargainor, and that he executed the foregoing Special Warranty Deed for the purpose therein contained.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 10th day of May 2021.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

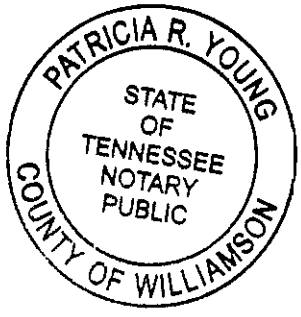
NOTARY PUBLIC

My Commission Expires: 04.10.2022

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Juana Haven Campbell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within-named bargainor, and that she executed the foregoing Special Warranty Deed for the purpose therein contained.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 10th day of May 2021.



NOTARY PUBLIC

My Commission Expires: 04.10.2022

EXHIBIT A

[Legal Description]

BEING Lot Nos. 118 and 119 on the Plan of Grandview Heights of Record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James A. Campbell and wife, Juana H. Campbell by General Warranty deed dated July 22, 1987, from Jeffrey R. Hodges, James E. Hodges, and Helen M. Hodges, d/b/a Hodges Enterprises and recorded on August 4, 1987 in Book 7315, Page 131, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 118-04-0-214.00, not yet due and payable. Payment thereof expressly assumed by the Grantee.

2. Matters shown on the Plan of record in Book 161, pages 14 and 15, Davidson County Register's Office.