FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **345,400.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/19/2021** Notary Public MY COMMISSION EXPIRES: 1/3/22 (AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

Karen Johnson Davidson County
Batch# 643244 **DEEDWARR**
05/24/2021 02:30:29 PM 2 pgs
Fees: $13.00 Taxes: $1,277.98

20210524-0070170

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3805

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle L. Campbell	newowner	**095-07-0-054.00**
(NAME) **2300 Deerwood Road**	(NAME)	
(ADDRESS) **Nashville, TN, 37214**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Howard Riggin, Successor Trustee of the Catherine R. Hale Living Trust dated September 26, 2011,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle L. Campbell, an unmarried man** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 189 on the Plan of Merry Oaks, as of record in Book 1835, Page 67 and 68, Register's Office for Davidson County, Tennessee.

Said lot fronts 122 feet on the easterly side of Deerwood Road and runs back 117 feet on the northerly line and 174.6 feet on the southerly line to a line measuring 93 feet thereon.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BSB-VRES21-2300

Being the same property conveyed to Catherine R. Hale, Trustee of the Catherine R. Hale Living Trust Dated September 26, 2011 by Deed dated September 26, 2011 from Mary Catherine Hale, recorded September 28, 2011, in Instrument Number 20110928-0074913, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2300 Deerwood Road, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **May, 2021.**

Catherine R. Hale Living Trust dated September 26, 2011

Howard Riggin Successor Trustee

Howard Riggin, Successor Trustee of the Catherine R. Hale Living Trust dated September 23, 2011

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Howard Riggin, whom I am personally acquainted and who upon his oath acknowledged himself to be the Successor Trustee and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the **Catherine R. Hale Living Trust dated September 26, 2011**

WITNESS my hand and official seal this **21st day of May, 2021.**

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY