WARRANTY DEED

Karen Johnson Davidson County
Batch# 653247 DEEDWARR
06/09/2021 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210609-0077824

O-SB-CBB-21-2917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-18-22
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yuliya Melnikova	SWBC Mortgage Corp	
(NAME)	(NAME)	
2917 Delta Queen Dr	9311 San Pedro #100	**062-02-0A-093.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVIS CAMPBELL AND BONNIE CAMPBELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YULIYA MELNIKOVA, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 93, on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6250, Page 995, amended in Plat Book 6900, Pages 158 and 159, and corrected by Surveyor's Certificate of Correction in Book 7678, Page 67, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Davis Campbell and Bonnie Connor, both unmarried, as tenants in common with rights of survivorship by Warranty deed from Lee Anne Bliss and husband, Vincent Bliss of record in Instrument No. 20140731-0068322 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on July 31, 2014.

Being the same property conveyed to Davis Campbell and wife, Bonnie Campbell by Quitclaim deed from Davis Campbell and Bonnie Campbell, F/K/A Bonnie Connor of record in Instrument No. 20181113-0111796 Register's Office for Davidson County, Tennessee, dated November 12, 2018 and recorded on November 13, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 995 and amended in Plat Book 6900, Page(s) 158 and 159, Surveyor's Certificate of Correction filed in Book 7678, Page 67, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 6851, Page 390, Register's Office for Davidson, County, Tennessee.
- Charter for River Trace Estates HOA of record in Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee.
- Slope easement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee.
- Flowage easement of record in Book 2022, Page 83, in the Register's Office for Davidson County, Tennessee.
- TVA Line easement of record in Book 1163, Page 341, in the Register's Office for Davidson County,

Tennessee.
• Easement for sewer facilities of record in Book 7097, Page 135, in the Register's Office for Davidson County, Tennessee.
• Agreement of record in Book 7030, Page 798, in the Register's Office for Davidson County, Tennessee.
• Transmission line easement of record in Book 3959, Page 595, in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer line easement of record in Book 7097, Page 140 and Book 7593, Page 523, in the Register's Office for Davidson County, Tennessee.
• Water main easement of record in Book 7097, Page 149 and Book 7593, Page 565, in the Register's Office for Davidson County, Tennessee.
• Grant and Indemnity Agreement of record in Book 6583, Page 698, in the Register's Office for Davidson County, Tennessee.
• Easements of record in Book 7097, Page 144, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2917 Delta Queen Dr, Nashville, Tennessee 37214**.

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

Witness my/our hand(s) this the 4 DAY OF JUNE, 2021.

Davis Campbell

Bonnie Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

