STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 653274 DEEDWARR
06/09/2021 03:30:02 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20210609-0077868

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2021.

Dawn Martin
Notary Public
MY COMMISSION EXPIRES: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. G21-12769

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joseph Campochiaro (NAME)	new owner (NAME)	104-06-0K-102-00
102 Saint Charles Place (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Gary N. Ballard and Kimberley R. Ballard, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Campochiaro, an unmarried man, and Elizabeth M. Lehmer an unmatried woman, as tenants in common with right of survivorship,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 102 of St. Charles Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of St. Charles Place Condominiums of record in Book 6438, Page 595, as re-recorded in Book 6452, Page 864, as amended in Book 6488, Page 833, and Book 6539, Page 893, and a plan of which is attached as "Exhibit"C" of the Second Amendment to Master Deed and By-Laws of record in Book 6539, Page 893, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary N. Ballard and Kimberley R. Ballard, husband and wife by Deed dated July 9, 2018 from Sirva Relocation Credit, LLC, recorded July 10, 2018, in Instrument Number 20180710-0066530, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Master Deed and Amendments in Book 6438, page 595, Book 6452, page 864, Book 6488, page 833 and Book 6539, page 893, said Register's Office.
2. Charter of HOA in Book 6457, page 589, said Register's Office.
3. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GSB-P-21-102

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Gary N. Ballard is signed by his/her duly appointed Attorney-in-fact Kevin Nixon, pursuant to the Power of Attorney recorded in Instrument # 20210609-0077867, said Register's Office.
The signature of Kimberley R. Ballard is signed by his/her duly appointed Attorney-in-fact Kevin Nixon, pursuant to the Power of Attorney recorded in Instrument # 20210609-0077867, said Register's Office.

This is improved property, known as 102 Saint Charles Place, Nashville, TN 37212.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 3rd day of June, 2021.

Gary N. Ballard by Kevin Nixon Attorney In Fact
Gary N. Ballard by Kevin Nixon, his Attorney-In-Fact

Kimberley R. Ballard by Kevin Nixon Attorney in Fact
Kimberley R. Ballard by Kevin Nixon, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kevin Nixon Attorney in fact for Gary N. Ballard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of June, 2021.

Deanna L Cooper
Notary Public

My Commission Expires: 6/11/24



STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kevin Nixon Attorney in fact for Kimberley R. Ballard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of June, 2021.

Deanna L Cooper
Notary Public

My Commission Expires: 6/11/24



PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066