Karen Johnson Davidson County
Batch# 665124 DEEDWARR
06/25/2021 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20210625-0086567

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Raymond Mercelle Webster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Raymond Mercelle Webster	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	07013003600
1420 Tradewinds Ct.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Eugene Campbell and wife Sherry Campbell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raymond Mercelle Webster**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 28 on the proposed plan of Resha's Heights, of record at Book 1424, page 110, in the Register's Office of Davidson County (previously noted in error to be NOT OF RECORD), and described according to a survey made by Watkins and Murray, Surveyors, dated June 28, 1947, as follows:

Beginning at the S. W. intersection of Resha Lane and the first alley wests of Hamilton Road; thence along the margin of said alley, southerly 143.4 feet to the easterly margin of another alley; thence with the line of said alley and northwesterly 60 feet to a point and corner of Lots No. 27 and 28 on th said plan; thence with the line between said lots and northeasterly 144.4 feet to the margin of said Resha Lane; thence with the same and southeasterly 60 feet to the place of beginning.

Being the same property conveyed to Eugene Campbell and wife, Sherry Campbell, by virtue of that certain Bankruptcy Trustee Deed dated March 21, 1995, and being of record at Book 9669, Page 304 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 1424, Page 110, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3201 Resha Lane Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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. 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 hand this 24th day of June, 2021.

Eugene Campbell

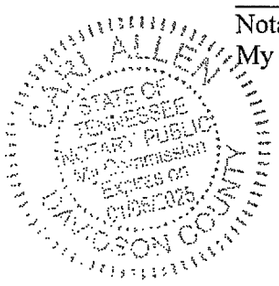
Sherry Campbell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Eugene Campbell and Sherry Campbell**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of June, 2021.

Notary Public
My Commission Expires: 1-6-25



Certificate of Authenticity

I, Dawn Cheri Mason, do hereby make oath that I am a licensed attorney
And/or 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 the law.

Dawn Cheri Mason
Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022