THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-12023-BW

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 677133 DEEDWARR
07/15/2021 10:06:19 AM 2 pgs
Fees: $13.00 Taxes: $3,404.00

20210715-0095187

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 920,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY July, 2021.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John M. Grillos | New Owner | MAP |
| 35 Belcaro Circle | | PARCEL 131-06-0B-025.00-CO |
| Nashville, TN 37215 | | |
| (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, **William L. Campbell, Jr and Anastasia P. Campbell, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Ann Grillos and John Murdick Grillos, wife and husband**

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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Map of Burton Hills, Village of Foxview, Tract 5 of record in Plat Book 6250, Page 564, 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 William L. Campbell, Jr. and Anastasia P. Campbell, husband and wife by Warranty deed from Charles Small of record in Instrument No. 20141112-0104298 Register's Office for Davidson County, Tennessee, dated November 07, 2014 and recorded on November 12, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **35 Belcaro Circle, Nashville, TN 37215.**

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 the 12th day of July, 2021.

William L. Campbell, Jr.

Anastasia P. Campbell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William L. Campbell, Jr** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of July, 2021.

My Commission expires: Jan 8, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anastasia P. Campbell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of July, 2021.

My Commission expires: Jan. 8, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public