(1)

mail → BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00.

Affiant

Subscribed and sworn to me on 07/22/22.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 894438 DEEDWARR
07/27/2022 09:49:10 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220727-0085596

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew McKinney 408 Landon Dr. Nashville, TN 37220	New Owner	160 04 0 078.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Candace M. McCampbell, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Matthew McKinney, a Married Person, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1115, on the Plan of Brentwood Hall, Section XI, as of Record in Book 2331, Page 134, Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Candace M. McCampbell, By Warranty Deed from Terry Michael Brian and wife, Martha K. Brian, of Record in Instrument No. 20030917-0137495, in the Register's Office of Davidson County, Tennessee, dated September 15, 2003 and Recorded on September 17, 2003.
>
> This is improved property known as 5225 Stallworth Drive, Nashville, Tennessee 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 22 day of July, 2022.

Candace M. McCampbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of July, 2022, before me personally appeared Candace M. McCampbell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged she executed the same as her free act and deed.

Witness my hand and official seal on 22 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY