36893-8
Box 14

Karen Johnson Davidson County
Batch# 1037752 DEEDWARR
08/14/2023 09 46 32 AM 2 pgs
Fees $13 00 Taxes $8,880 00
20230814-0062855

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,400,000.00**.

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2023

Notary Public

My commission expires 7-7-2027
(AFFIX SEAL)

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
David Campbell **Lisa Campbell**	New Owner	**Map 116-15-0 Parcel 093.00**
3014 Hedrick Street #205		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark Weston Chapman and spouse, Martha Blakemore Chapman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Campbell and Lisa Campbell, husband and wife

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

Tract I· Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Scruggs Subdivision of record in Book 2900, Page 76, Register's Office for said County.

Said Lot No. 2 fronts 110.0 feet on the easterly margin of Lynwood Boulevard, also known as Lynnwood Boulevard, and extends back 380.8 on the southerly line and 383.63 feet on the northerly line to a dead line in the rear, measuring 110.0 feet thereon.

Tract II: Land in Davidson county, Tennessee described as follows: Beginning at a point in the easterly boundary of Lynwood Boulevard at the dividing line between Lots 102 and 103, Royal Oakes Land Company Subdivision, according to a survey make by W. B. Southgate, Surveyor, thence with said dividing line South 85 degrees East 380 feet, more or less, to a easterly boundary of said lot, thence parallel with said Lynwood Boulevard northerly 15 feet to the southeast corner of the property conveyed to Scruggs, et ux, by deed from Royal Oaks Land Company of record in Book 1367, Page 262, Register's Office of Davidson County, Tennessee; thence with the southerly boundary of Scruggs West 380 feet, more or less, to the easterly margin of Lynwood Boulevard; thence with said margin southerly 15 fee to the point of beginning.

Tract III: Land in Davidson County, Tennessee described as follows: Beginning at a point in the easterly boundary of Lynwood Boulevard at the dividing line between lots 102 and 013, Royal Oaks Land Company Subdivision, according to a survey made by W. B. Southgate, Surveyor; thence with said dividing line South 85 degrees eastwardly 380 feet, more or less, to the easterly boundary of said lot; thence parallel with said Lynwood Boulevard southerly 5 feet thence North 85 degrees westwardly 380 feet, more or less to the easterly margin of Lynwood Boulevard; thence with said margin northerly 5 feet to the point of beginning.

Being the same property conveyed to Mark Weston Chapman and spouse, Martha Blakemore Chapman, by Warranty Deed dated August 12, 2013, from Catherine J. Rolfe, married, of record in Instrument No. 20130814-0085540, Register's Office for Davidson County, Tennessee.

Survey attached to the Instrument No. 20140909-0082580, said Register's Office, combined Parcels 116-15-0-093.00 and 116-15-0-109.00, becoming one lot.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2900, Page 76, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4298, Page 428, said Register's Office. 3) Agreement for Dedication of Easement for Sanitary Sewers to the City of Belle Meade of record in Book 7483, Page 862, said Register's Office. 4) All matters as shown on the Plan of record in Book 421, Pages 102 and 103, said Register's Office. 5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20160219-0015808, said Register's Office. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **424 Lynnwood Blvd., Nashville, TN 37205**

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 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/our hand(s) this **11th** day of **August, 2023.**

Mark Weston Chapman

Martha Blakemore Chapman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mark Weston Chapman and Martha Blakemore Chapman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **August, 2023.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24