WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

X Anna L. Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2001.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/16/01 08:21 2pgs
Fees:13.00 Taxes:253.45

20010816-0088410

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna L. Campbell	Countrywide Home Loans, Inc.	Map 75
(NAME) 4343 Andrew Jackson Parkway	(NAME) 2021 N. Gallatin Road	Group 7
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Madison Tennessee 37115	Parcel 218
(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,

Steven W. Spencer and Wife, Jennifer M. Spencer,

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

Anna L. Campbell, , an unmarried woman,

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:

Being Lot No. 43A on the Plan of Rachel's Square, Section Two, Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40 41, 42, 43, 45, 46 and 48, as of record in Plat Book 6250, Page 540, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Continued on next page.

Being the same property conveyed to Steven W. Spencer and Wife, Jennifer M. Spencer by deed from James E. Ray, unmarried of record in Deed Book 10277, page 919, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6455, Page 135, and Book 6619, Page 777 and Book 8030, Page 757, Register's Office of said County.

Charter for Homeowners Association of record in Book 6683, Page 576, Register's Office for said County/

By-Laws of record in Book 8827, Page 42, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4343 Andrew Jackson Parkway, Hermitage, TN 37076

(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/our hand(s) this 30th day of July, 2001.

Steven W Spencer by Jennifer M Spencer Atty in Fact
Steven W. Spencer

Jennifer M Spencer
Jennifer M. Spencer

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 Jennifer M. Spencer the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/30/2001

My Commission Expire: 3/23/02

Tracey Trumphour

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

STATE OF Tennessee
COUNTY OF Davidson

On this the 7/30/2001, before me personally appeared Jennifer M. Spencer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steven W. Spencer, and who acknowledged that she executed the same as the free act and deed of the said Steven W. Spencer by virtue of that Power of Attorney, duly executed by the said Steven W. Spencer and appearing of record in Book _____, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 7/31/2001

My Commission Expires: 3/23/02

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON CO.

File Number2107157
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122