This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040354

**Elite Title Company**
**109 Westpark Drive**
**Suite 230**
**Brentwood, TN 37027**

mail

**Send Tax Bills To:**

Same

Davidson County DEEDWARR
Recvd: 08/24/04 14:28 2pgs
Fees:13.00 Taxes:608.65

20040824-0102247

**New Owner is:**
601 Old Hickory Blvd. #85
Brentwood, TN 37027

MAP: 171-03-0-B-281.00
PARCEL:

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Anne H. Campbell and husband, Gary Keith Campbell**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lisa Marie Ness** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 43, on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, as shown on plat of record in Plat Book 11339, page 743, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Anne H. Blewett, a single woman and Gary Keith Campbell, a single man by Quitclaim Deed from Anne H. Blewett, a single woman dated May 2, 2002, recorded May 8, 2002, in Book 200205080056531, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16 day of August, 2004.

GRANTOR:

Anne H Campbell

**Anne H. Blewett A/K/A Anne H. Campbell**

Gary Keith Campbell

**Gary Keith Campbell**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Anne H. Campbell and husband, Gary Keith Campbell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16 day of August, 2004.

Notary Public

My Commission Expires: 11/25/06

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

The actual consideration or value, whichever is greater, for this transfer is $164,500.00.

Affiant

**SWORN TO** and subscribed before me this 16 day of August, 2004.

NOTARY PUBLIC