WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/10/04 10:15 2pgs
Fees:13.00 Taxes:221.63

20041110-0135510

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2008

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice A. Watson	SAME	119/10-O/61
(NAME)	(NAME)	
6381 Lamphins Bridge Rd		
(ADDRESS)	(ADDRESS)	
College Grove TN 37046		
(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, **Steve L. Campbell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janice A. Watson**, 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. 58, Hidden Acres Subdivision, as shown by plat of record in Plat Book 1130, Page 89, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steve L. Campbell by Quitclaim Deed from Mary S. Campbell and Frank E. Mondelli, Trustee, dated August 8, 1990, filed for record on December 27, 1990, in Deed Book 8264, Page 429, Register's Office for Davidson County, Tennessee.

*I, Susan L. Campbell, wife of Steve L. Campbell, do hereby join in the execution of this deed and convey unto Janice A. Watson any and/or all marital interest I may have in subject property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2721 Druid Drive, Nashville, TN 37210

(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 1st day of November, 2004.

Steve L. Campbell

Steve L. Campbell

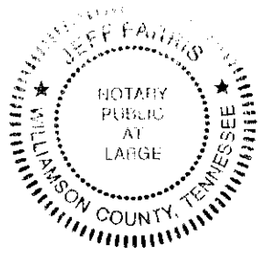
Susan L. Campbell by Steve L. Campbell atty in fact

Susan L. 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 Steve L. Campbell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of November, 2004



My Commission Expires: My Commission Expires Jan. 25, 2006

Notary Public

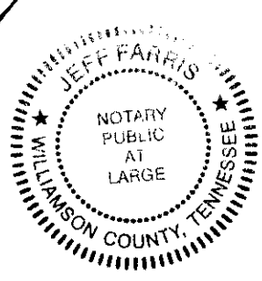
State of Tennessee
County of Williamson

On this the 1st day of November, 2004, before me, the undersigned authority, personally appeared Steve L. Campbell, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Susan L. Campbell, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal this 1st day of November, 2004.

My Commission Expires: My Commission Expires Jan. 25, 2006

Notary Public



File Number2410251
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027