WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Joslyn M. Springer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 12-3-04

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 11/22/04 15:23 2pgs
Fees:13.00 Taxes:606.43
20041122-0139972

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Campbell	Churchill Mortgage Corp.	Map-164
(NAME) 2409 Leafhollow Path	(NAME) 761 Old Hickory Blvd. Suite 401	Group-10-0-A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	Parcel-78
(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, J.O. Clark Construction, LLC, a Limited Liability Company , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Campbell and ~~Patricia~~ ***Patrice Campbell , 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. 226, Summerfield Village, Two, as of record in Instrument Number 200009290096421, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to J.O. Clark Construction, LLC, a Limited Liability Company by Quit Claim deed from John Harney of record in Instrument Book 20041119-0139970, Register's Office for said County.

Being the same property conveyed to John Harney by deed from Summerfield Development of record in Instrument Book 20302190021096, Register's Office for said County.

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

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 2409 Leafhollow Path, Antioch, TN 37013
(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 our hands this 29th day of October, 2004.

J.O. Clark Construction, LLC

By: _____
Mark Clark, Chief Manager

Attest: _____

STATE of Tennessee
COUNTY of Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Clark with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge Mark Clark to be a Chief Manager of J.O. Clark Construction, LLC, the within named bargainer, a Limited Liability Company, and that Mark Clark as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by Mark Clark as Chief Manager.

Witness my hand and official seal this 29 day of Oct 2004

My Commission Expires 5/23/06

Walter E. Phillips
Notary Public

WALTER E. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number2410302
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167