# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/04 10:44 2pgs
Fees:13.00 Taxes:307.10

20041228-0152823

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIDAVIT)

NOTARY PUBLIC AT LARGE
DAWN D. CHASE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2006

**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 | 162/13/34 |
| (NAME) | (NAME) | |
| 6381 Hampton Bridge Rd | | |
| (ADDRESS) | (ADDRESS) | |
| Oak Grove TN 37069 | | |
| (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 (also known as Steven L. Campbell) and Wife, Susan 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. 33, Plan of Cedarwood Estates, Section 1, as shown by plat of record in Plat Book 4075, Pages 62 and 63, 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.

Said Lot No. 33 fronts a total of 140.09 feet on the west side of Cedarmont Drive and extends around a curve to the left 39.77 feet, which runs back 94.15 feet on the north line and 128.05 feet on the south line to a line in the rear which measures 159.19 feet thereon.

Being the same property conveyed to Steve L. Campbell and wife, Susan L. Campbell, by Quitclaim Deed from Francine D. Scott, dated September 12, 1980, filed for record on October 10, 1980, in Deed Book 5663, Page 364, Register's Office for Davidson County, Tennessee.

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 329 Cedarmont Drive, Nashville, TN 37211

(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 21st day of December, 2004.

Steve L. Campbell
Steve L. Campbell

Susan L. Campbell
Susan L. Campbell
By Steve L. Campbell Jr. Att.-in-fact.

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 acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of December, 2004.

My Commission Expires: _____

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

Notary Public

State of Tennessee
County of Williamson

On this the 21st day of December, 2004, before me, the undersigned authority, personally appeared Steven 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 her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal this 21st day of December, 2004.

My Commission Expires: _____

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

Notary Public

**File Number2412037**

**RETURN TO:**
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Brentwood, TN 37027