Davidson County DEEDWARR
Recvd: 08/08/05 14:16 2 pgs
Fees:13.00 Taxes:851.00

20050808-0093447

Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

ET-05-5764

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Matthew Campbell
Affiant

Subscribed and sworn to before me, this 4th DAY OF August, 2005.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Matthew Campbell and Anne Marie Campbell	Owner	
(NAME)	(NAME)	
600 Hidden Acres Drive		062-00-0 98.00
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT KENT SHANK, SR. AND WIFE, GWYNNE R. SHANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MATTHEW CAMPBELL AND WIFE, ANNE MARIE CAMPBELL, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 15 on the Plan of Neeley's Bend Acres, Section Two, Final Plat (Revised), of record in Plat Book 6200, page 864, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert Kent Shank, Sr., and wife, Gwynne R. Shank, by Warranty Deed from Michael B. O'Guin and Martha L. Rittenberry, both unmarried, executed on August 31, 1998, of record in Book 11098, page 799, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4436, Page 488, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 600 Hidden Acres Drive, Madison, Tennessee 37115
(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 4th day of August, 2005.

Robert Kent Shank Sr.
Robert Kent Shank, Sr.

Gwynne R. Shank
Gwynne R. Shank

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Beverly J. Heatherly, a Notary Public in and for said County and State, the within named Robert Kent Shank, Sr. and Gwynne R. Shank, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 4th day of August, 2005.

My Commission Expires: 09-16-07

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:

EXECUTIVE TITLE LLC

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Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW