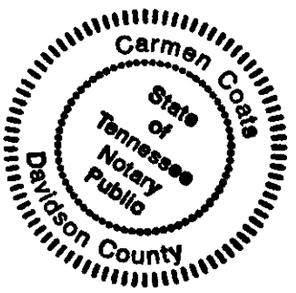
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,300.00**

Jacqueline G Brass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2006.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: My Commission Expires 3-21-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos D. Risby	Carlos D. Risby	176-05-B-28
(NAME)	(NAME)	
224 Wildgrove Court	224 Wildgrove Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Patricia D. Campbell, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Carlos D. Risby, and wife Joan I. Risby, 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. 123 on the plan of **Hickory Woods Estates,** Section C, as of record in Plat Book 6900, page 885-887, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Patricia D. Campbell by Deed from Valencia B. Baston dated April 6th, 2006, filed of record on April 7, 2006 in Instrument No. 20060407-0040345, in the aforesaid Register's Office. And by prior conveyance to Patricia D. Campbell and Valencia B. Baston by Deed from Patricia D. Campbell, a single woman dated September 1, 2005, and filed for record on September 13, 2005 in Instrument No. 20050913-0109970, said Register's Office. And by prior conveyance to Patricia D. Campbell, a single woman by Deed from Godwin J. Udo and Regina G. Udo dated February 27, 2003 and filed for record on March 12, 2003 in Instrument No. 20030312-0033133, said Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 6900, page 885-887, Register's Office for Davidson County, Tennessee.

b) Restrictions of record in Book 9678, page 187, and amended in Book 9616, page 477 and Book 9678, page 213, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 224 Wildgrove Court, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 07/31/06 13:54 2 pgs
Fees:13.00 Taxes:667.11
20060731-0092565

Witness my hand this 17th day of July, 2006.

Patricia D. Campbell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Patricia D. Campbell, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 17th day of July, 2006.

Commission expires:

Memorie K. White
Notary Public

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009