Box 14-A
20580-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/07 12:55 2 pgs
Fees:13.00 Taxes:658.60
20070611-0069699

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2007.

Angela J. Batson
Notary Public

MY COMMISSION EXPIRES: 5-22-2010
(AFFIX SEAL)

ANGELA S. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna M. Campbell	Wells Fargo Home Mortgage	Map 156-5
(NAME)	(NAME)	
969 Harpeth Bend	P.O. Box 11701	Parcel 20
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Newark, NJ 07101-4701	
(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, **CHARLES M. LEYS AND WIFE, JACQUELYN C. LEYS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONNA M. 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:

*a single person

Land in Davidson County, Tennessee, being Lot No. 803 on the Plan of Harpeth Woods, Section 4, First Addition, of record in Plat Book 5200, page 635, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles M. Leys and Jacquelyn C. Leys, husband and wife, by deed dated February 27, 2001 from C. Marlin Cox and wife, Karen C. Cox, of record in Instrument #20010301-0019266, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 635, said Register's Office; and (c) restrictive covenants of record in Book 6097, page 560, said Register's Office.

This instrument is being executed in behalf of Jacquelyn C. Leys, pursuant to a Power of Attorney executed by same on the 22nd day of May, 2007, of record in Instrument No.: 20070611-0069698, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 969 Harpeth Bend, Nashville, Tennessee 37221

(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 8 day of June, 2007.

Charles M. Leys

Jacquelyn C. Leys By Charles M. Leys, Attorney 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 Charles M. Leys, the bargainor, 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 at Nashville, Tennessee this 8 day of June, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN. Exp. 11/24/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of June, 2007, before me personally appeared Charles M. Leys, to me known to be the person who executed the foregoing instrument on behalf of Jacquelyn C. Leys and acknowledged that he executed the same as the free act and deed of Jacquelyn C. Leys.

Witness my hand and official seal at Nashville, Tennessee this 8 day of June, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public