RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/08 15:48 3 pgs
Fees:18.00 Taxes:521.70
20080416-0038646

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Howell H. Campbell IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF CHASE DAWN D. My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howell H. Campbell IV	SAME	
(NAME)	(NAME)	
477 Clearwater Drive		Map 150-1
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		Parcel 192
(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, **KURT ATZLINGER AND WIFE, LEOPOLDINE TINA ATZLINGER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HOWELL H. CAMPBELL IV**, hereinafter called the Grantees his heirs and assigns, a 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. 158 on the Plan of Edge-O-Lake Estates, Section 8, as of record in Book 3700, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 84.0 feet on the northwesterly margin of Clearwater Drive and extends back between lines measuring 168.15 feet on the southwesterly line and 160.64 feet on the northeasterly line to a dead line in the rear, on which it measures 76.67 feet.

Being the same property conveyed to Kurt Atzlinger and wife, Leopoldine Tina Atzlinger by deed dated February 3, 1984 from Charles W. Smith and wife, Starlene P. Smith of record in Book 6227, page 345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 477 Clearwater Drive, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 14th day of April, 2008.

Kurt Atzlinger

Leopoldine Tina Atzlinger

Leopoldine Tina Atzlinger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kurt Atzlinger and wife, Leopoldine Tina Atzlinger, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 14th day of April, 2008.

My Commission expires:



Notary Public

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).