20B

File No. 280401200

WARRANTY DEED

D. ANNETTE MAPLES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2008.

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 12-1-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/23/08 10:30 2 pgs
Fees:13.00 Taxes:407.00
20080523-0052997

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Aaron Campbell	Realty Mortgage Corporation	Map 61.10 Parcel 188.00
(NAME) 1040 Horseshoe Drive	(NAME) P.O. Box 7298	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Richard W. Woods, married,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Seth Aaron Campbell, an unmarried man,

hereinafter called the grantee(s), 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. 20 on the Plan of Locust Grove Estates, of record in Book 1424, Page 11, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 20 fronts 61.6 feet on the Westerly margin of Horseshoe Drive and extends back 169.55 feet on the Northerly line and 169.0 feet on the Southerly line to a dead line in the rear, measuring 61.6 feet thereon.

BEING the same property conveyed to Richard R. Woods by Quitclaim Deed dated September 11, 2007, from Sallie O. Woods, of record by Instrument No. 20070912-0109202 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restricti ve covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301, et seq., or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 1040 Horseshoe Drive, Nashville, TN 37216
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hands this 21st day of May, 2008.

Richard R. Woods

Richard R. Woods

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 Richard R. Woods the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of May, 2008.

Commission expires: 12/1/10

D. Annette Maples

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

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RETURN TO:

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Goodlettsville, TN 37072