# WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2008.

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Charles E. Henslee, III | Guaranty Trust Company | Parcel ID: |
| 3416 Springbrook Drive | 316 Robert Rose Drive | 11810013400 |
| Nashville, TN 37204 | Murfreesboro, TN 37129 | |

FOR AND IN 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

**Roberta K. Campbell and husband, Bill J. Campbell**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Charles E. Henslee, III and JoAnn B. Henslee and Sarah Friederich and Charles E. Henslee, IV, tenants in common***
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. 75 on the Plan of Pleasant Valley Subdivision, as of record in Book 1424, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 75 feet on the easterly side of Springbrook Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Roberta K. Rosser by Quitclaim Deed from Vernon L. Rosser, of record in Book 8300, page 725, said Register's Office. (Roberta K. Rosser is now married and known as Roberta K. Campbell.)

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Book 1424, page 63, said Register's Office.

Bill J. Campbell joins in this conveyance to convey any and all marital interest he may have in said property.

**with right of survivorship

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3416 Springbrook Drive, Nashville, TN 37204

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 hand this 2nd and 3rd day of June, 2008.

Roberta K Campbell
Roberta K. Campbell

Bill J Campbell
Bill J. Campbell

Davidson County DEEDWARR
Recvd: 06/05/08 12:05 2 pg
Fees:13.00 Taxes:843.60

20080605-0057890

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 Roberta K. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Bill J. Campbell, 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 this 2nd day of June, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212