07

REALTY TITLE
Box 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/08 11:09 2 pgs
Fees:13.00 Taxes:647.50

20080807-0081491

Deborah K. Davis
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Rachel J. Wells.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2008

Notary Public:

MY COMMISSION EXPIRES: 11/22/08
(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:
Sarah Everman	Magna Bank	Parcel ID:
699 Harpeth Trace Drive	P.O. 17257	143020C05300CO
Nashville, TN 37221	Memphis, TN 38187-0257	

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

Amy W. Campbell, married, f/k/a Amy W. Smith

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sarah Everman, a single woman
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 Unit No. 53, on the Plan of Harpeth Knoll, of record in Plat Book 5200, Page 764, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Amy W. Smith by deed from Sandra L. Heflin, A. Clyde Heflin, and Christopher M. Heflin, of record in Instrument 20050705-0076651, dated June 30, 2005, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6280, Page 478 and Book 6280, Page 486, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 764; and (3) Right of Way Easement to Electric Power Board of record in Book 7465, Page 719 and Sewer Easement of record in Book 6380, Page 201 and Book 7121, Page 291, said Register's Office.

Amy W. Campbell and Amy W. Smith being one in the same person.

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. 26-2-307 or other similar statute.

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 699 Harpeth Trace Drive, Nashville, TN 37221

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 18th day of July, 2008.

Amy W. Campbell
Amy W. Campbell

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

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of July, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return To:
Realty Title & Escrow Co., Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067