(1)

Davidson County DEEDWARR
Recvd: 08/25/08 09:52 2 pg
Fees:13.00 Taxes:647.50

20080825-0086973

Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3819

NEW OWNER IS:
CHRISTOPHER J. CAMPANELLA, ETUX
~~5237 Greenleaf Dr.~~
~~Nashville, TN 37211~~
SEND TAX BILLS TO:
New Owner

MAP/PARCEL 161-07-0 137.00

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $175,~~000~~.00.

Affiant

Subscribed and sworn to before me this 22nd day of August, 2008.

Notary Public
Expiration of Commission

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 10, 2009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 ($175,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, WE, **JACKY L. WINTERS, unmarried AND SARA WINTERS, unmarried**, have this day bargained and sold and by these presents do hereby transfer and convey unto **CHRISTOPHER J. CAMPANELLA AND KIMBERLY A. CAMPANELLA**, husband and wife, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

BEING Lot No. 4 on the Plan of Greenleaf Heights Subdivision, the same being a part of the re-subdivision of reserve Parcel "B", Greenleaf Heights, as of record in Book 6200, page 665, and amended in Book 7426, page 454, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jacky L. Winters by deed from Glenda C. Dollard and husband, Jimmy T. Dollard, dated March 23, 1998, and of record in Book 10854, page 470, Register's Office of Davidson County, Tennessee. The said Jacky L. Winters was married to Sara Winters. Jacky L. Winters and Sara Winters are now divorced by Final Divorce Decree, Eighth Circuit Court for Davidson County, Tennessee, Docket No. 07D-2309, dated December 10, 2007.

SUBJECT to Restrictions of record in Book 7370, page 716, and re-recorded in Book 7405, page 55, Register's Office of Davidson County, Tennessee.

This is improved property known as 5237 Green Leaf Drive, Nashville, TN 37211 and possession of the property will be given August 8th, 2008 at 10:00 P. M.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

WE DO COVENANT that we are lawfully seized and possessed of the above

described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2008 real estate taxes which are to be pro-rated and payment assumed by GRANTEES, applicable zoning and building regulations, and all visible easements and Restrictions referred to herein above.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 8th day of August, 2008

JACKY L. WINTERS

Sara Winters

SARA WINTERS

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 JACKY L. WINTERS AND SARA WINTERS, the bargainors, 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 on this the 8th day of August, 2008.

Gwen Cox Dixon

NOTARY PUBLIC

MY COMMISSION EXPIRES: 06-16-2010

GWEN COX DIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-16-2010