WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 8/23/09
(AFFIX SEAL)

PAM CATCHEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John T. Campbell	USAA Federal Savings Bank	02100018500
(NAME)	(NAME)	
4935 Rawlings Road	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	San Antonio, TX 78288	
(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, **WILLIAM GIFFORD AND WIFE, BOBBIE GIFFORD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN T. CAMPBELL, AN UNMARRIED MAN**, 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:

A small tract of land in the 14th Civil District of said Davidson County, Tennessee, being part of Tract 11 of the O.C. John's Estate, and being known as Tract V, on the unrecorded map of part of the Subdivision of Tract 11 and described according to a copy of a survey made May 21, 1957, by C. J. Carney, Surveyor, as follows:

BEGINNING at a point in the center line of Bernard Road, at the corner of Lot Nos. 4 and 5; said point being 650 feet east of the easterly margin of Clarksville Highway, No. 112, or US 41; thence with the line between Lot Nos. 4 and 5, southerly 241 feet to a point; thence easterly 100 feet to a point; thence northerly 241 feet to the center line of Bernard Road; thence with the centerline of the same, westerly 100 feet to the point of beginning.

This is the same description as in previous deed of record.

Being the same property conveyed to William or Bobbie Gifford by deed from Aaron Squyres, as Successor Trustee of record in Instrument #20080317-0026868, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4935 Rawlings Road, Joelton, TN 37080
(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 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.

Davidson County DEEDWARR
Recvd: 09/03/08 15:57 2 pgs
Fees:13.00 Taxes:553.15
20080903-0090440

Witness our hands this 29th day of August, 2008.

William Gifford

Bobbie Gifford

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William Gifford and Bobbie Gifford 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 White House, Tennessee this 29th day of August, 2008.

Commission expires: 5/23/09

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public