BILL GARRETT, Davidson County
Trans:T20090059997 DEEDWARR
Recvd: 09/02/09 08:24 2 pgs
Fees:13.00 Taxes:392.14
20090902-0082191

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive
NASHVILLE, TN 37216
1006

WARRANTY DEED

JOHN GLEAVES
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 $105,985.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of August, 2009

Notary Public

MY COMMISSION EXPIRES: 7-24-10

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim P. Campbell		13300005700
450 Paragon Mills Road	New Owner	
Nashville, TN, 37211		

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, I/WE,

Jillian Etherington also known as Jillian Etherington Possehl and husband, Terrance Possehl

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tim P. Campbell

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:

Two tracts of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, as follows:

FIRST TRACT: Beginning in the center of Thompson Road at a point, the northeast corner of the second tract of land conveyed to M. G. Height by deed from Davidson County, Tennessee, of record in Book 833, page 777, Register's Office for said county; thence with the center of said road, south 62 degrees east 4.9 poles to the northwest corner of the property conveyed to E. B. Woodroof and wife, by deed from T. F. Woodroof and wife, of record in Book 1166. page 27, said Register's Office, thence south 75 degrees, west 16 poles to a point in the easterly line of the Height Property; thence with Height's easterly line north 49 1/4 degrees east 12.9 poles to the beginning.

SECOND TRACT: Beginning in the center of the Thompson Road at Water's Edge on the East Bank of the west fork of Mill Creek; thence with the center of said road, south 62 degrees east 8 poles to the northwest corner of the property conveyed to H. G. Height, by deed from Davidson County, Tennessee, of record in Book 900, page 711, said Register's Office; thence south 49 3/4 degrees west 13.7 poles to a hackberry; thence south 25 1/4 degrees west 21.6 poles to a stake 3 feet east of a persimmon; thence north 69 3/4 degrees west 4 poles more or less, to the water's edge of said creek; thence down said creek with its meanders to the beginning.

BEING the same property conveyed to Jillian Etherington, unmarried, by deed from Roy S. Jones, unmarried, of record in Instrument Number 20060824-0104778, Register's Office for Davidson County, Tennessee. The said Jillian Etherington having since married and is now known as Jillian Etherington Possehl. Terrance Possehl, husband of Jillian Etherington Possehl, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

INCLUDED IN THE ABOVE BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the Deed from Richard A. Jones, Trustee to Metropolitan Government of Nashville and Davidson County of record in Book 7019, Page 559, said Register's Office.

Unimproved ( )
This is improved (X) property known as 450 Paragon Mills Road, Nashville, TN 37211

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/our hand(s) this 25th day of August, 2009

Jillian Etherington a/k/a Jillian Etherington Possehl James D. Perry Attorney-in-Fact
JILLIAN ETHERINGTON a/k/a
JILLIAN ETHERINGTON POSSEHL

Terrance Possehl James D. Perry Attorney-in-Fact
TERRANCE POSSEHL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 25th day of August, 2009, personally appeared JAMES PERRY to me known to be the person who executed the foregoing instrument on behalf of JILLIAN ETHERINGTON a/k/a JILLIAN ETHERI NGTON POSSEHL and TERRANCE POSSEHL, as Attorney-in-Fact and acknowledged that JAMES PERRY executed the same as the free act and deed of the said JILLIAN ETHERINGTON a/k/a JILLIAN ETHERINGTON POSSEHL and TERRANCE POSSEHL, as though they had personally acted. Power of Attorney of record in Inst. No. 20090826-0080239

Witness my hand and official seal this 25th day of August, 2009.

Janet S. Davis
Notary Public

My Commission Expires: 5-8-2012

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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