WARRANTY DEED

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/21/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelsey L. Gray	Franklin Synergy Bank	Map & Parcel
(NAME)	(NAME)	#173-05-A-214.00 CO
1766 Red Jacket Drive	3301 Aspen Grove Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(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, Jennifer P. Rogers Campbell, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelsey L. Gray, unmarried, 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 all of Lot No. 214 (Two Hundred and Fourteen) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-00084791; re-recorded in Instrument #20050805-0092480; amendments of record in Instrument #20051114-0136938 and Instrument #20071227-0147998; to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jennifer P. Rogers, unmarried, by deed from Ole South Properties, Inc., as shown of record in Instrument #200608010093077, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed and By-Laws of record in Instrument #20050721-0084791; Instrument #20050805-0092480; and Instrument #20051114-0136938; Register's Office for Davidson County, Tennessee. This conveyance is also subject to an easement to Metropolitan Nashville-Davidson County of record in Instrument #20050721-0084791 and Instrument #20050811-0095171; Charter of Home Owner's Association included of record in Master Deed as Exhibit B; and Planned Unit Development Boundary of record in Instrument #20050128-0010427; Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

This property is not now, nor ever has been occupied as the marital residence by the Grantor.

unimproved ☐

This is improved ☒ property, known as 1766 Red Jacket Drive, Antioch, TN 37013

(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.

Witness my hand this 29th day of October, 2009.

Jennifer P. Rogers Campbell
f/k/a Jennifer P. Rogers
a/k/a Jennifer Page Campbell

BILL GARRETT, Davidson County
Trans:T20090076681 DEEDWARR
Recvd: 11/10/09 08:46 2 pgs
Fees:13.00 Taxes:444.00



20091110-0103818

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer P. Rogers Campbell, the bargainor, 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 at Murfreesboro, Tennessee this the 29th day of October, 2009.

Commission expires: 2/21/2011

Notary Public

RICK G. MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY