File No. 291200209

WARRANTY DEED

Lisa Hodges
State of Tennessee
Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Donald E. Fishel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090086623 DEEDWARR
Recvd: 12/28/09 10:39 2 pgs
Fees:13.00 Taxes:462.50
20091228-0117134

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Fishel	New Owner	02512004400
(NAME)	(NAME)	
706 Cerro Vista Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Robert G. Campbell and wife, Theresa M. Campbell, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Donald E. Fishel, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the plan of Clark Place Section Four, as of record in Plat Book 2331, Page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to ROBERT G. CAMPBELL AND WIFE, THERESA M. CAMPBELL by deed from RAYMOND P. BROWN AND WIFE, NELL H. BROWN of record in Book 9127, Page 997 on 10/25/1993 and filed for record on 10/27/1993, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:

All matters as set forth per Plat Book 2331, Page 74, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 02512004400

City of GOODLETTSVILLE taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 02512004400

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 706 Cerro Vista Drive, Goodlettsville, TN 37072
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 18th day of December, 2009.

Robert G. Campbell

Theresa M. Campbell

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert G. Campbell and wife, Theresa M. Campbell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of December, 2009.

Commission expires: February 28, 2012

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

LISA G. HODGES Notary Public

File Number: 291200209

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075