WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100010782 DEEDWARR
Recvd: 02/24/10 08:38 2 pgs
Fees:13.00 Taxes:534.28
20100224-0013856
BOX 50-B

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

PREPARED BY: RETURN TO:
~~BANKERS TITLE & ESCROW CORP.~~
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duiel A. Campbell	Pinnacle National Bank	13614018100
(NAME)	(NAME)	
309 Starboard Court	211 Commerce St, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37201	
(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, James G. Mason and wife, Robin L. Hagerty, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Duiel A. 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:

Land in Davidson County, Tennessee, being Lot No.210 on the Revised Plan of Harbor Gate Section 2 of record in Plat Book 6250, Page 33, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James G. Mason and Robin L. Hagerty, by Warranty Deed dated June 26, 1996 from Michael Smith, unmarried of record in Book 10114, Page 298, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 309 Starboard Court, Nashville, TN 37217

(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 our hands this 18th day of February, 2010.

James G. Mason

Robin L. Hagerty

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Mason and Robin L. Hagerty 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 Franklin, Tennessee this 18th day of February, 2010.

Commission expires:

5/4/2013

Notary Public

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013