WARRANTY DEED

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,015.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **31st** day of **March, 2010**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard S. Campbell and Viki Ellen Campbell		086110A07200CO
(NAME)	(NAME)	
8651 Jamestown Drive	SAME	
(ADDRESS)	(ADDRESS)	
Winter Haven, FL 33884		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Joseph A. Smith and Susan L. Smith**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard S. Campbell and Viki Ellen Campbell, husband and wife**, 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 certain Condominium Apartment in Davidson County, Tennessee, described as follows:
Unit No. 2, Building No. 13 in Raintree Village (A Condominium created under Chapter 27, Title 64, of the Tennessee Code Annotated) and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, Page 378, said Register's Office and as shown on the revised Plat of Hermitage Woods Condominium Apartments, Phase II and IIA, of record in Book 4860, Page 62 through 64, said Register's Office, to which plan reference is hereby made. Building 13 having been submitted to the provisions of the said Master Deed, as amended by Instrument of record in Book 5164, Page 781 and Book 5172, Page 77, said Register's Office. Garage No. 13-2 is a limited common element for the exclusive use of the occupant of said unit.

Being the same property convey to Joseph A. Smith and wife Susan L. Smith, by Warranty Deed from Jason Vettorel and wife, Marise Vettorel, dated June 7, 2005, and of record in Instrument No. 20050613-0067125, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/06/10 08:04 3 pgs
Fees:18.00 Taxes:344.16
20100406-0025366

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 202 Raintree Drive, Hermitage, TN 37076

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, has 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 **12th** day of **February, 2010**

Joseph A. Smith, By: Susan L Smith
Joseph A. Smith, By: Susan L. Smith as Atty. In Fact
as Atty in Fact

Susan L. Smith
Susan L. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Susan L. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of February, 2010

MICHELLE MARIE MONTAGUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

My commission expires: _____
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susan L. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joseph A. Smith as his Attorney In Fact, under Power of Attorney bearing Instrument Number 20100406-0025365 gister's Office, Williamson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Susan L. Smith, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 12th day of February, 2010

Notary Public

My Commission Expires: _____

MICHELLE MARIE MONTAGUE STATE OF TENNESSEE NOTARY PUBLIC

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Alice J Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).