THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11010029** NOTARY PUBLIC STATE OF TEXAS JOSHUA H. WEST Notary Public STATE OF TEXAS My Comm. Exp. March 25, 2013	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $191,250.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2011. Notary Public My Commission Expires: 3/25/13

WARRANTY DEED

Address New Owner: Brett Campbell and Rachel Campbell 1209 Davidson Road Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Bank of America 3011 Armory DR #120 Nashville, TN 37204	Tax Information: Tax Parcel ID No. 115-2-35.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark R. Jokerst, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brett Campbell and wife, Rachel Campbell** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 61, PLAN OF CREST MEADE, SECTION II, as shown on plat of record in Plat Book 2331, Pages 151-152, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark R. Jokerst by Warranty Deed from Vince E. Pinkerton and wife, Brooke H. Pinkerton, recorded on the 1st day of July, 2005 in Instrument No. 20050701-0075758, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF CREST MEADE, SECTION II, as recorded in Plat Book 2331, Page(s) 151-152.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1209 Davidson Road Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GHERRELL, Davidson County
Trans:T20110006774 DEEDWARR
Recvd: 02/02/11 12:32 2 pgs
Fees:13.00 Taxes:707.63
20110202-0009351

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of January, 2011.

Mark R. Jokerst

STATE OF Texas)
COUNTY OF Tarrant)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark R. Jokerst, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2011.

Notary Public

My Commission Expires: 3/25/13

JOSHUA H. WEST
Notary Public
STATE OF TEXAS
My Comm. Exp. March 25, 2013