Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Return to

TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

Name and Address of New Owner:
Savannah E. Sanders
7426 Bridle Drive
Nashville, TN 37221

Map and Parcel: 142-02-191.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **JOE B. CHAMPAIGN and SARAH JOAN CHAMPAIGN,** has this day bargained and sold and does hereby transfer and convey unto, **SAVANNAH E. SANDERS, a single person and DAVID EYLER, a married person and JOYCE EYLER, a married person**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 194, CROSS TIMBERS, SECTION 4, AS OF RECORD IN BOOK 4175, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 194 FRONTS 85 FEET ON THE NORTHERLY SIDE OF BRIDLE DRIVE AND RUNS BACK BETWEEN LINES 178.97 FEET ON THE WESTERLY LINE AND 188.15 FEET ON THE EASTERLY LINE TO A LINE AT THE REAR MEASURING 85.49 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOE B. CHAMPAIGN and wife, SARAH JOAN CHAMPAIGN BY WARRANTY DEED FROM CHARLES E. SIMPSON and wife, CAROLYN SIMPSON, dated ON THE 30TH DAY OF NOVEMBER, 2005, IN INSTRUMENT NUMBER 20051209-0148125, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **SAVANNAH E. SANDERS, a single person and DAVID EYLER, a married person and JOYCE EYLER, a married person,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20110008918 DEEDWARR
Recvd: 02/11/11 13:33 3 pgs
Fees:18.00 Taxes:610.50
20110211-0012104

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of February, 2011.

Joe B. Champaign

Sarah Joan Champaign by: Joe B. Champaign, Her Attorney in Fact.

Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Joe B. Champaign,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 9th day of February, 2011.

RHONDA D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-17-2013

NOTARY PUBLIC

My Commission Expires: 6-17-13

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the said State and County aforesaid, the with named **JOE B. CHAMPAIGN**, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained; and the said **JOE B. CHAMPAIGN**, to me known to be the person who executed the same as the free act and deed of the said **SARAH JOAN CHAMPAIGN**, and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **SARAH JOAN CHAMPAIGN**, and appearing of record in Instrument Number 20110211-0012103, in the Register's Office of Davidson County, Tennessee.

NOTARY PUBLIC

My Commission Expires: 6-17-13

RHONDA D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-17-2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sallie Allen
AFFIANT

SWORN to and subscribed before me,
this the 9D day of February, 2011.

Rhonda D. Davis
NOTARY PUBLIC
My Commission Expires: 6-17-13

RHONDA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-17-2013