BILL GARRETT, Davidson County
Trans:T20110014486 DEEDWARR
Recvd: 03/10/11 12:27 2 pgs
Fees:13.00 Taxes:714.10

20110310-0019201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

Sam Martin by Sharon Martin, attorney in fact
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF FEBRUARY, 2011.

Jean A Caldwell
NOTARY PUBLIC

My Commission expires: 10/21/2012

Notary Public State of Florida
Jean A Caldwell
My Commission DD827984
Expires 10/21/2012

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael and Maya Campbell 5405 Windypine Drive Nashville, TN 37211	Same	172-03-OA-112.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Sam Martin and wife, Sharon Martin

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Michael Campbell and wife, Maya Ilieva Campbell

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 112 on the Plan of The Woodlands, Phase I, Section I, of record in Book 6900, Page 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to SAM MARTINAND WIFE, SHARON MARTIN, by deed from RANSOM W. MARTIN AND WIFE, KAREN C. MARTIN, of record as Instrument No. 20061208-0151921, dated November 28, 2006, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record.

County and/or City taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 5405 Windypine Drive, Nashville, Tennessee 37211.

S.M. by S.M., A.I.F. S.M.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 25 day of FEBRUARY, 2011.

"**GRANTORS**"

Sam Martin by Sharon Martin as Attorney-In--Fact

Sharon Martin

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF FLORIDA)
COUNTY OF BREVARD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sam Martin and Sharon Martin, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of FEBRUARY, 2011.

My commission expires: 10/21/2012
{Seal}

Notary Public

Notary Public State of Florida
Jean A Caldwell
My Commission DD827984
Expires 10/21/2012

STATE OF FLORIDA)
COUNTY OF BREVARD)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sharon Martin, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25 day of FEBRUARY, 2011.

My commission expires: 10/21/2012
{Seal}

Notary Public

Notary Public State of Florida
Jean A Caldwell
My Commission DD827984
Expires 10/21/2012