WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2011

Notary Public:

MY COMMISSION EXPIRES: 11/1/12
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bonnie J. Campbell	NEW OWNER	Parcel ID:
6052 Port Anadarko Trail		09805007700
Hermitage, TN 37076		

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

John Clark Stern and wife, Elaine Stern

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bonnie J. Campbell , unmarried

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:

BEING Lot No. 207, on the Plan of Lake Park, Section Thirteen, of record in Plat Book 4955, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to John Clark Stern by deed from Larry W. Powell and wife, Carol A. Powell, of record in Book 7653, Page 722, Register's Office for said County, dated September 7, 1988.

This conveyance is subject to Restrictive Covenants of record in Book 5187, Page 711, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4955, Page 97, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6052 Port Anadarko Trail, 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, 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 13th day of May, 2011.

John Clark Stern

Elaine Stern

BILL GARRETT, Davidson County
Trans:T20110028885 DEEDWARR
Recvd: 05/16/11 09:33 2 pgs
Fees:13.00 Taxes:788.10
20110516-0037140

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Clark Stern and wife, Elaine Stern, 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 Nashville, Tennessee, this 13th day of May, 2011.

My Commission Expires: 11/7/12

Notary Public

