THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11050505** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Nancy J. Campbell Affiant Subscribed and sworn to before me, this 3rd day of June, 2011. Kate Rosenthal Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Campbell Investments 368 Wellington Ct. Madison Tn. 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 34-3B-407.00 CO

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, **Mitch Meador** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Campbell Investments**, ("Grantees"), its 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 Unit No. 407, Phase 4, Building 4, Churchill Crossing Condominiums, a Horizontal Property Regime established by the Master Deed in Book 7792, Page 915 and amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110 and Book 10996, Page 199 and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitch Meador, an unmarried man by Warranty Deed from William D. Castleman, Trustee, recorded on the 28th day of September, 2007 in Instrument No. 20070928-0115652, 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CHURCHILL CROSSING Condominium of record in Book 7792, Page 915 , as amended by instrument(s) of record in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110 and Book 10996, Page 199 and Instrument No. 20050829-0103075 and any future amendments thereto; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

BILL GARRETT, Davidson County
Trans:T20110033764 DEEDWARR
Recvd: 06/06/11 13:57 2 pgs
Fees:13.00 Taxes:333.00
20110606-0043272

Charter of Churchill Crossing Condominium Homeowners Association, Inc. recorded in Book 7788, Page 924.

Matters appearing on the plat recorded in Plat Book 7900, Page(s) 25, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".

Storm Water Detention Agreement recorded in Book 10779, Page 627.

ByLaws recorded in Book 7792, Page 915 (at Page 938).

This is improved property located at 407 Churchill Crossing Madison TN 37115

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.

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 3rd day of June, 2011.

Mitch Meador

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mitch Meador, 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 3rd day of June, 2011.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014