WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110038911 DEEDWARR
Recvd: 06/29/11 11:33 2 pgs
Fees:13.00 Taxes:924.63

20110629-0049649

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Catherine Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **27th** day of **June, 2011**

Sherron R. Pearce
Notary Public

MY COMMISSION EXPIRES: 2/20/20

(AFFIX SEAL)

SHERRON R. PEARCE ★ STATE OF TENNESSEE NOTARY PUBLIC ★ WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erin Powell and Joshua Pospisil	Fidelity Bank	14709008700
(NAME) 5024 Danby Drive	(NAME) 3 Corproate Square #700	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Atlanta, GA 30329	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Robbie M. McCammon and Jennifer McCammon**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erin Powell, unmarried, and Joshua Pospisil, unmarried**, joint tenants with right of survivorship, 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:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Caldwell Country Estates, Section I,. as of record in book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jennifer L. Link unmarried and Robbie M. McCammon, unmarried by Warranty Deed from David E. Oakley and wife, Terassa Oakley dated February 9, 2004 and recorded in Instrument No. 20040510-0053070, in the Register's Office of Davidson County, Tennessee. Jennifer L. Link having since married is now known as Jennifer McCammon also known as Jennifer L. Link McCammon.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5024 Danby Drive, Nashville, TN 37205

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, has 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 **27th** day of **June, 2011**

Robbie M. McCammon

Jennifer McCammon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Robbie M. McCammon and Jennifer McCammon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **June, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON