WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110054728 DEEDWARR
Recvd: 09/02/11 15:43 2 pgs
Fees: 13.00 Taxes: 333.00
20110902-0068511

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-8-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Campbell	New Owner	063040A00300CO
(NAME)	(NAME)	
1572 Stokley Lane	709 Jaywood Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Cleveland Hall, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Campbell**, 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 37, Phase Three, Cleveland Hall Subdivision, as shown on plat of record in Instrument No. 20100209-0010272, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Cleveland Hall, LLC, by Warranty Deed from Stephen J. Aud and wife, Patricia M. Aud, dated February 15, 2008, as of record in Instrument No. 20080219-0015730, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20100209-0010272; restrictions of record in Book 11725, page 76, Instrument No. 20051202-0144894, 20060113-0005680, 20071220-0146113, 20080208-0013290 and 20081014-0103112; by-laws of record in Exhibit B of Book 11725, page 76, Instrument No. 20080208-0013290 and 20081014-0103112; charter of record in Book 11725, page 70; easement for right of way to Bellsouth of record in Book 11720, page 325; easement for public utilities of record in Book 7844, page 242; easement for water line of record in Book 7994, page 167 and Book 7994, page 173; easement for sewer and/or storm drainage of record in Book 8006, page 677; easement for deed of highway of record in Book 8068, page 524; easement for ingress-egress of record in Book 7844, page 249; easement for public utilities, drainage & detention of record in Book 7844, page 262 and Book 7844, page 272; easement for drainage & construction of record in Book 7844, page 268; articles of conversion of record in Book 10637, page 38; stormwater detention agreement of record in Instrument No. 20041115-0136615; articles of amendment of record in Instrument No. 2050106-0002131; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1572 Stokley Lane, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of August, 2011.

Cleveland Hall, LLC

By: _____

W. Allen Bryan, III
Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared W. Allen Bryan, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Chief Manager of Cleveland Hall, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said W. Allen Bryan, III as such Chief Manager.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of August, 2011.

_____
Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012