BILL GARRETT, Davidson County
Trans:T20110059020 DEEDWARR
Recvd: 09/22/11 13:58 2 pgs
Fees:13.00 Taxes:656.75

20110922-0073513

WARRANTY DEED	State of Tennessee County of Davidson

AL FRAZIER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $177,500.00.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2011.

Notary Public

My commission expires: 3/3/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Jason Haggard **Abigail Rial Haggard**	New Owners	**Map 126-16-0-A, Parcel 475.00CO**
7133 Riverfront Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Quint Campbell and wife, Susan Elizabeth Campbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Jason Haggard and Abigail Rial Haggard, husband and wife

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. 464 on the Final Plat of Riverwalk, Phase 3B, a Planned Unit Development, of record in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Quint Campbell and wife, Susan Elizabeth Campbell by Deed from Corinthian Custom Homes, Inc., of record in Instrument No. 20070803-0092404, dated July 27, 2007, Register's Office for Davidson County, Tennessee. The property was further conveyed to Federal National Mortgage Association by Successor Trustee's Deed from Everett L. Hixson, Jr., Successor Trustee, of record in Instrument No. 20090716-0066665, dated June 29, 2009 and further voided by Final Consent Order of record in Instrument No. 20100618-0047771, dated 2010, and restoring the rights to the property back to Quint Campbell and wife, Susan Elizabeth Campbell.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, and Instrument No. 20040506-0051985, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Quint Campbell and Susan Elizabeth Campbell, pursuant to a Power of Attorney executed by same on the 14th day of September, 2011, of record in Instrument No. 20110922-0073512, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **7133 Riverfront Drive, Nashville, TN 37221**

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 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/our hand(s) this **16th** day of **September, 2011.**

Quint Campbell

Quint Campbell

By: By Carolyn Burress, Attorney in Fact

Carolyn Burress, Attorney in Fact

Susan Elizabeth Campbell

Susan Elizabeth Campbell

By: By Carolyn Burress, Attorney in Fact

Carolyn Burress, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Carolyn Burress,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Quint Campbell and Susan Elizabeth Campbell** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Quint Campbell and Susan Elizabeth** for the purpose therein contained, by signing the name of **Quint Campbell and Susan Elizabeth** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **September, 2011**.

My Commission expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public