WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110065300 DEEDWARR
Recvd: 10/19/11 09:59 2 pgs
Fees:13.00 Taxes:540.20
20111019-0081255

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **14th** day of **October, 2011**

Tammy Morris
Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa C. Wohlers	Brand Mortgage	05206005700
(NAME)	(NAME)	
825 Neelys Bend Road	6224 Sugarloaf Pkwy #200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Duluth GA 30097	
(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, **Chris Campbell**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vanessa C. Wohlers** and **Soren A. Wohlers**, Wife and Husband 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, beginning at a point in the northerly margin of Neely's Bend Road at the corner of Lot No. 4 and a tract marked "Exclusive Area"; thence with the line between Lot No. 4 and a the "Exclusive Area" tract, northerly 271.6 feet to a point, and continuing with the line between said two tracts northwesterly 114.0 feet to the northwest corner of Lot No. 4 in the south line of Lot No. 87; thence easterly, along the line between Lots Nos. 4 and 87, 180.0 feet to the corner of Lots Nos. 3 and 4; thence southerly along the line between said lots, 471.0 feet to the northerly margin of Neely's Bend Road; thence along said road westerly 115.0 feet to the beginning.

Being the same property conveyed to Chris Campbell, unmarried, by Warranty Deed from Clark M. Moss and wife, Gretchen Moss, dated September 14, 2007 and filed of record on September 18, 2007 in Instrument Number 20070918-0111802, Register's Office of Davidson County, Tennessee.

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 825 Neelys Bend Road, Madison, TN 37115

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 **14th** day of **October, 2011**

Chris Campbell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Chris Campbell**, 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 **14th** day of **October, 2011**

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
November 7, 2011