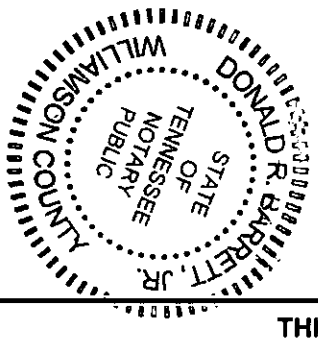
RETURN TO
Stewart T[illegible] Comp[illegible]
121 Fir[illegible] Ave, Suite 200
Franklin, [illegible] 37[illegible]
File # _____

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Candace J Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Candace J. Campbell	NEW OWNER	171030B00600CO
(NAME)	(NAME)	
320 Culpepper Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110070804 DEEDWARR
Recvd: 11/09/11 11:33 2 pgs
Fees:13.00 Taxes:1202.50
20111109-0087683

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James G. Gavigan , unmarried, and Jennifer A. Turnball-Gavigan ,unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Candace J. Campbell**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 278, on the plan of First Revision Section 5A, Fredericksburg, of record in Plat Book 7900, Page 961, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to James G. Gavigan and Jennifer A. Turnball-Gavigan, husband and wife by Deed from Keith C. Dance and Valerie L. Dance, husband and wife, dated 08/26/2002 and filed for record on 08/28/2002 in Instrument 200208280104123, Register's Office for Davidson County, Tennessee. The said James G. Gavigan and Jennifer A. Turnball-Gavigan have since divorced.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 7900, Page 509, Plat Book 7900, Page 961, said Register's Office.
Restrictions of record in Book 7798, Page 843, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, said Register's Office. Said restrictions were amended in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541, said Register's Office.
By-Laws of record in Book 8920, Page 45, said Register's Office. Said By-Laws were amended of record in Book 10694, Page 539, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains and Appurtenances of record in Book 7358, Page 643, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 7851, Page 712, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Book

7993, Page 269, said Register's Office.
Deed of Conveyance of record in Book 9698, Page 81, said Register's Office.
Deed of Conveyance of record in Book 9698, Page 124, said Register's Office.
Storm Water Detention Agreement of record in Book 9771, Page 545, said Register's Office.
Deed of Conveyance of record in Book 10623, Page 831, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 320 Culpepper Court, Brentwood, TN 37027
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 2nd day of November, 2011.

James G. Gavigan

Jennifer A. Turnball-Gavigan

State of Tennessee
County of Williamson

Personally appeared before me James G. Gavigan and Jennifer A. Turnball-Gavigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of November, 2011.

Notary Public
My Commission Expires: 4/23/13

DONALD R. BARRETT, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027