WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120030793 DEEDWARR
Recvd: 04/27/12 09:47 3 pgs
Fees:18.00 Taxes:566.10
20120427-0036043

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-29-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wanda C. Mackey	PHH Mortgage Corporation	062-02-0B-053.00
(NAME)	(NAME)	
2841 Paddle Wheel Drive	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Katherine A. Harper, Timothy J. Campbell, Margaret E. Schmitz and Christopher P. Campbell, as devisees under the Last Will & Testament of Katherine A. Campbell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Wanda C. Mackey, unmarried**, 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. 131, on the Plan of Abbington Park, Phase I, Section II, as shown by plat appearing of record in Instrument No. 20030922-0139712 and revised in Instrument No. 20031006-0146904, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Katherine A. Campbell by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Home Builders and filed for record on April 2, 2004, in Instrument No. 20040402-0037632, Register's Office for Davidson County, Tennessee. The said Katherine A. Campbell died testate on November 3, 2011, devising subject property to Katherine A. Harper, Timothy J. Campbell, Margaret E. Schmitz and Christopher P. Campbell, as devisees under the Last Will & Testament of Katherine A. Campbell, as evidenced in File No. 11P-1710, in the Office of the Clerk for the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Real Property Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Instrument No. 200309220139712 and as revised in Instrument No. 20031006-0146904, Register's Office of said County.
Restrictive Covenants of record in Instrument No. 20030213-0020075, as Amended in Instrument No. 20040401-0036606 and Instrument No. 20041202-0143844, Register's Office of said County.
TVA Easement as shown of record in Book 1163, Page 341, Register's Office for said County.
Storm Water Detention Agreement of record in Instrument No. 20030508-0061633 and Instrument No. 20030109-0004246, Register's Office for said County.

By-Laws of record in Instrument No. 20030303-0027406, Register's Office for Davidson County, Tennessee.
Charter of the Homeowner's Association of record in Instrument No. 20030303-0027405, Register's Office for Davidson County, Tennessee.
QuitClaim for Common Areas/Spaces to the Homeowner's Association of record in Instrument No. 20040415-0042646, Instrument No. 20050201-0011847, and Instrument No. 20081023-0106257, Register's Office for Davidson County, Tennessee.

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 2841 Paddle Wheel Drive, Nashville, TN 37214
(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 20th day of April, 2012.

Katherine A. Harper
Katherine A. Harper

Timothy J. Campbell
Timothy J. Campbell

Margaret E. Schmitz
Margaret E. Schmitz

Christopher P. Campbell
Christopher P. Campbell

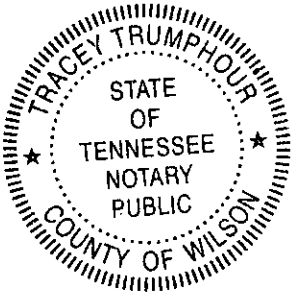
The Estate of Katherine A. Campbell
Christopher P. Campbell, Executor
Christopher P. Campbell, Executor

State of Tennessee
County of Wilson

Personally appeared before me Katherine A. Harper, Timothy J. Campbell,, Margaret E. Schmitz, and Christopher P. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory e vidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of April, 2012.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

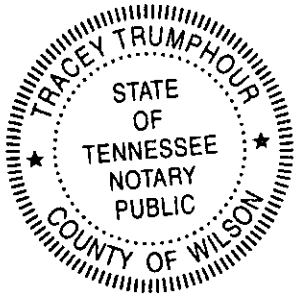


State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher P. Campbell, the Executor for the estate of Katherine A. Campbell ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th Day of April, 2012.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122