BILL GARRETT, Davidson County
Trans:T20120040885 DEEDWARR
Recvd: 06/04/12 13:33 3 pgs
Fees:18.00 Taxes:1887.00
20120604-0048437

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Mark S. Campbell
1135 Sewanee Rd
Nashville, Tennessee 37220

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **131-16**
GROUP
PARCEL **15.00**

,

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Martha Sue Smith, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Mark S. Campbell and Virginia Campbell, 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. 14 on the Plan of Block "A" on the Map of Gateway Acres, a part of the Overton Lea Estate, of record in Book 974, page 73, Register's Office, Davidson County, Tennessee.

Said Lot No. 14 fronts 282.1 feet on the southerly side of Sewanee Raod and runs back between lines, 235.2 feet on the westerly line and 223.8 feet on the easterly line, to the north line of Lot No. 11 on which it measures 174.7 feet.

Being the same property conveyed to Samuel Boyd Smith* and wife, Martha Sue Smith, unmarried by deed dated April 30, 1975 from John W. Murphree, Jr. and Mary Fossick, individually as devisees under the Will of Blanche Fitzsimmons Murphree, and as Co-Executors of the Estate of Blanche Fitzsimmons Murphree of record in Book 4909, page 884, Register's Office for Davidson County, Tennessee.

*the said Samuel Boyd Smith has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **1135 Sewanee Rd, Nashville, Tennessee 37220.**

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, GRANTOR does covenants with the said GRANTEES that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **31st** day of **May, 2012.**

Martha Sue Smith

Martha Sue Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Martha Sue Smith, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5-3-14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $510,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5-3-14