WARRANTY DEED

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $177,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2012.

Hillary Torrence
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-10-12

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04776 CAMPBELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Gary K. Campbell	Farmington Financial Group LLC	171-02-A 75.00 CO
222 Glenstone Circle	2002 Richard Jones Rd, Suite 300A	
Brentwood, TN 37027	Nashville, TN 37215	

FOR AND 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,

ALLISON ELAINE TUCKER N/K/A ALLISON T. CREASMAN AND HUSBAND CHRIS CREASMAN

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

GARY K. CAMPBELL AND WIFE ANNE H. CAMPBELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 222 Glenstone Circle, Brentwood, TN 37027

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 seller hand on the 30st day of August, 2012.

Allison Elaine Tucker n/k/a Allison T. Creasman
Allison Elaine Tucker n/k/a Allison T. Creasman

Chris Creasman
Chris Creasman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ALLISON ELAINE TUCKER N/K/A ALLISON T. CREASMAN AND CHRIS CREASMAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30st day of August, 2012.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20120066377 DEEDWARR
Recvd: 09/05/12 09:59 2 pgs
Fees:13.00 Taxes:654.90

20120905-0080069

12-04776 CAMPBELL

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 75 , BRENTWOOD VILLA CONDOMINIUMS, PHASE THREE-B, as shown on plat of record in Plat Book 6900, Page 4, amended in Plat Book 6900, Page 329, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Allison Elaine Tucker by Warranty Deed from Katheryn C. Huffhines, unmarried and Shelly Katheryn Huffhines, unmarried as Joint Tenants with the Right of Suvivorship, recorded on the 9th day of April, 2002 in Instrument No. 20020409-0043542, in the Register's Office of Davidson County, Tennessee.

Chris Creasman, spouse of Allison Elaine Tucker n/k/a Allison T. Creasman, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

*Gary K. Campbell a/k/a Gary Keith Campbell.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD VILLA CONDOMINIUMS, PHASE THREE-B, as recorded in Plat Book 6900, Page(s) 4, amended in Plat Book 6900, Page 329, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter recorded in Book 6936, Page 895, Book 7998, Page 249 and Book 8267, Page 270.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD VILLA CONDOMINIUMS of record in Book 6923, Page 943, Book 7035, Page 115, Book 7101, Page 730, re recorded in Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 567, Book 7423, Page 574 and Book 8074, Page 564; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Easement recorded in Book 5155, Page 164.

g. Stormwater Detention Agreement recorded in Book 6385, Page 814.

h. Deeds of Conveyance recorded in Book 8127, Page 666, Book 8127, Page 782, Book 8127, Page 802 and Book 8128, Page 17.

Return To: Perrone & Young, Attorneys At Law
109 Westpark Dr., Ste. 330
Brentwood, TN 37027