WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120089728 DEEDWARR
Recvd: 11/26/12 12:49 3 pgs
Fees:18.00 Taxes:351.50
20121126-0108255

Victor Hazelwood Notary Public State of Tennessee My Comm. Exp. Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Jane Ann Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: March 3, 2014.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JaneAnn Campbell	Jane Ann Campbell	106-16-8
(NAME)	(NAME)	
929 Havenhill Dr.	147 Nashboro Greens	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Marion A. Vosburgh, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JaneAnn Campbell and John J. Shacklett, 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. 59 on the Plan of Hill N Dale Acres, as of record in Book 2900, Pages 33 and 34, Register's Office for said County.

Said Lot 59 fronts 122 feet on the southerly side of Havenhill Drive, and runs back between lines, 272 feet to a point, and said lot being triangular shape.

Being the same property conveyed to Marion A. Vosburgh and wife, Levonia Vosburgh, by Warranty Deed dated 8/15/60 from Houston T. Ezell and wife, Mabel W. Ezell of record in Book 3104, Page 599, Register's Office for Davidson County, Tennessee. The said Levonia Vosburgh having since died.

This instrument is executed on behalf of Marion A. Vosburgh by Virginia Hall Cabellero as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20121002-0089450 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record, and on Attached Exhibit "A" Survey.

unimproved ☐

This is improved ☒ property, known as 929 Havenhill Dr., Nashville, TN 37217

(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 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, 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 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 my hand this 20th day of November, 2012.

Marian A. Vosburgh by Virginia H. Caballero
Marion A. Vosburgh, By: Virginia Hall Caballero
Attorney if Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

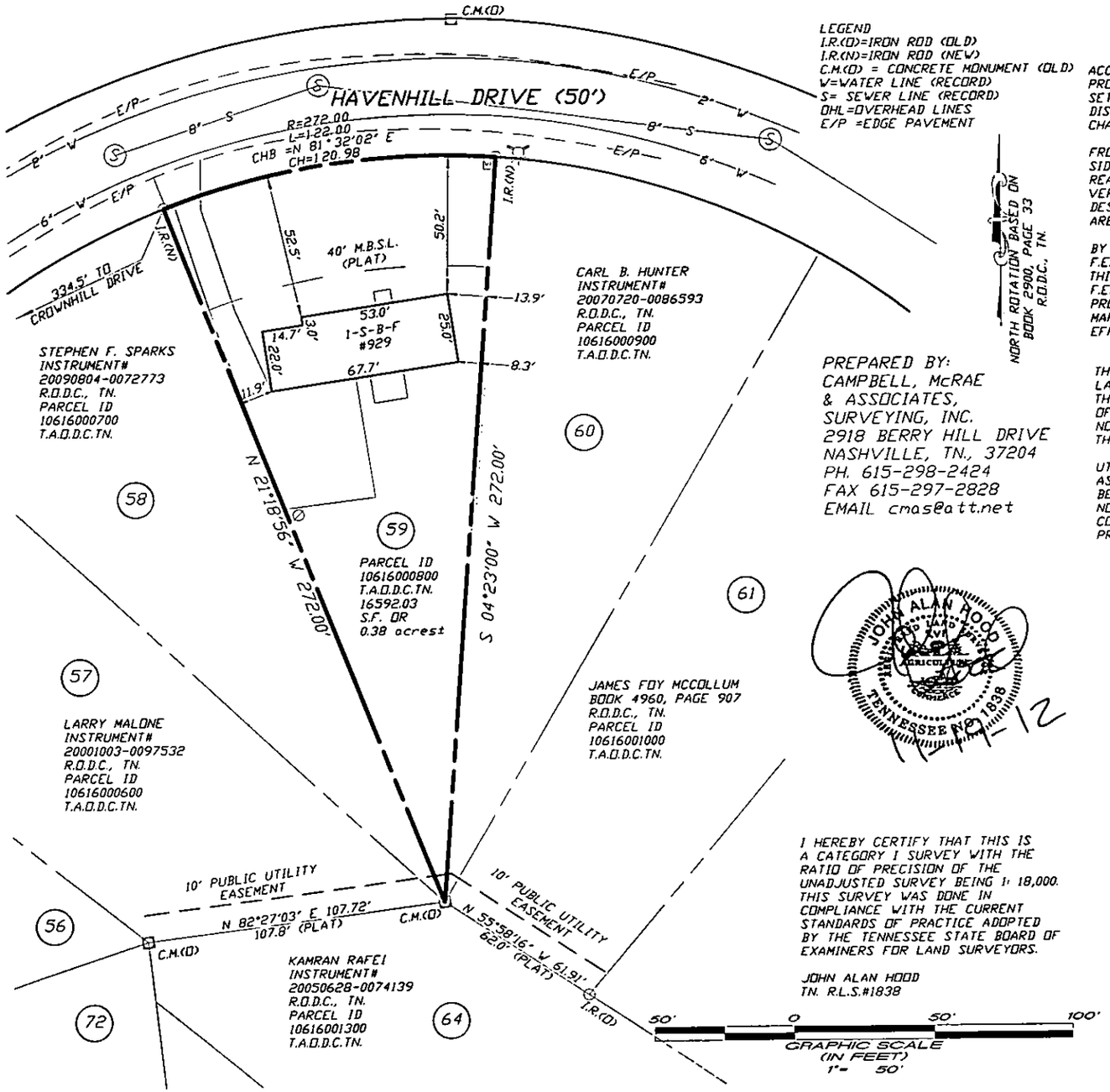
On this 11/20/12 before me personally appeared Virginia Hall Caballero, the person who executed the foregoing instrument on behalf of Marion A. Vosburgh, and acknowledged that she executed the same as the free act and deed of the said Marion A. Vosburgh, through Power of Attorney granted her by the said Marion A. Vosburgh.

Witness my hand and official seal at Franklin, Tennessee this 20th day of November, 2012.

Commission expires: March 3, 2014

Victor Hazelwood Notary Public

Exhibit "A"



LEGEND
I.R.(O)=IRON ROD (OLD)
I.R.(N)=IRON ROD (NEW)
C.M.(O) = CONCRETE MONUMENT (OLD)
W=WATER LINE (RECORD)
S= SEWER LINE (RECORD)
OHL=OVERHEAD LINES
E/P =EDGE PAVEMENT

NORTH ROTATION BASED ON BOOK 2900, PAGE 33 R.O.D.C., TN.

ACCORDING TO METRO GIS MAPS
PROPERTY IS ZONED RS10
SETBACKS FOR RS10 ZONING TAKEN FROM DISTRICT BULK TABLES TITLE 17 'ZONING' CHAPTER 17.12

FRONT = STREET AVERAGE
SIDES = 5'
REAR = 20'
VERIFY SETBACKS WITH CODES BEFORE DESIGN OR CONSTRUCTION DECISIONS ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST F.E.M.A. / FLOOD INSURANCE RATE MAP THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA PROPERTY IS LOCATED IN ZONE "X" UNSHADED MAP 470040 PANEL 0238 F EFFECTIVE DATE = 4-20-01

PREPARED BY:
CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC.
2918 BERRY HILL DRIVE
NASHVILLE, TN., 37204
PH. 615-298-2424
FAX 615-297-2828
EMAIL cmas@att.net

THIS SURVEY WAS PREPARED FROM THE LATEST RECORDED DEED DESCRIPTION. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT TITLE EXAMINATION. NO TITLE REPORT WAS FURNISHED PRIOR TO THE SURVEY.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC AS-BUILT RECORDS & FIELD LOCATION. THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS SURVEY. CONTACT THE TENNESSEE ONE CALL SYSTEM PRIOR TO ANY CONSTRUCTION OR DIGGING.

JOHN ALAN HOOD REGISTERED LAND SURVEYOR AGRICULTURE SCIENCE TENNESSEE NO. 1838

11-19-12

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING 1: 10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

JOHN ALAN HOOD
TN. R.L.S.#1838

BOUNDARY SURVEY OF
LOT 59, HILL-N-DALE ACRES
BOOK 2900, PAGE 33
R.O.D.C., TN.
PROPERTY LOCATED IN THE 16TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE
ON THE SOUTHERLY MARGIN OF HAVENHILL DRIVE, 334.5 FEET EAST OF CROWNHILL DRIVE
PROPERTY ADDRESS:
929 HAVENHILL DRIVE,
NASHVILLE, TN., 37217
DEED REFERENCE:
BOOK 3104, PAGE 599
R.O.D.C., TN.
PARCEL I.D.
10616000800 T.A.O.D.C., TN.
DATE OF SURVEY 11-19-12
SCALE : 1"=50' ORDER #303-43-2
PREPARED FOR:
JANE ANN CAMPBELL