BILL GARRETT, Davidson County
Trans:T20120094566 DEEDWARR
Recvd: 12/11/12 09:57 2 pgs
Fees:13.00 Taxes:897.25
20121211-0114001

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of December, 2012, by and between Eugene Campbell and Sherry Campbell, a married couple, party of the first part, and Scott Cornett, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 and the southerly part of Lot No. 5 on the Plat of Edgar C. Allen's Subdivision of Lot No. 7 of the W. W. Henry Tract, as of record in Book 974, Page 28, Register's office for said County.

Said Lot No. 4 and the southerly part of Lot No. 5 front together 66 feet on the westerly side of Kirkman Avenue and run back between parallel lines 141 feet on the southerly line and 124 1/2 feet, more or less, on the northerly line to a 5 foot drain ditch, measuring 68 feet, more or less, thereon.

Being all or part of the same property conveyed to Eugene Campbell and Sherry Campbell by virtue of that certain Quit Claim Deed dated February 15, 2012, at Instrument No. 20120223-0015769 in the Register's Office of Davidson County, Tennessee.
Being the same property previously conveyed to Eugene Campbell by virtue of Corrected Quit Claim Deed dated March 21, 1989 at Book 7809, Page 200 in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Eugene Campbell

Sherry Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Eugene Campbell and Sherry Campbell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of December, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Scott Cornett

Tax Parcel No 11801039700

Property Address: 2407 Vaulx Lane
Nashville, TN 37204

MAIL TAX
BILLS TO: SWBC Mortgage Corporation
9311 San Pedro, Suite 100
San Antonio, TX 78216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $242,500.00 which amount is equal to or greater than the amount which the property would command ~~at a fair~~ and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of December, 2012.

Notary Public

My Commission Expires:_____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016