Register Return to:
Land [illegible] South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12112540

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2012.

Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130000673 DEEDWARR
Recvd: 01/03/13 11:53 2 pgs
Fees:13.00 Taxes:684.50
20130103-0000801

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Campbell Jr. and Savannah Campbell 435 Old Towne Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 160160C06400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Cullen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Campbell Jr. and Savannah Campbell, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit 64 on the plan of The Terraces of Brentwood Chase, a Horizontal Property Regime (Private Element), The Terraces of Brentwood Chase (a revision of "Old Towne at Brentwood Chase") of record in as Instrument No. 200011030109137, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eric Cullen, an unmarried man by Deed from Terry W. Stubblefield and wife, Deborah Stubblefield, recorded on the 16th day of April, 2003 in Instrument No. 20030416-0050811, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TERRACES AT BRENTWOOD CHASE, as recorded in Instrument No. 20001103-0109137.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11388, Page 128, Instrument Nos. 20000513-0053795, 20000531-0053798, 20000831-0086366, 20001214-0123057, 20010119-0005975, 20010328-0029845 and 20041206-0144631.

Terms and provisions of by-Laws recorded in Instrument No. 20001214-0123058.

Charter of Terraces at Brentwood Chase Townhome Association, Inc. recorded at Instrument Nos. 20001214-0123056 and 20000524-0051842.

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 CHASE COMMUNITY Condominium of record in Instrument No. 20000531-0053798; 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.

Easement for Construction, maintenance of a drainage facility, recorded in Book 7902, Page 389.

Easement for water mains, recorded in Book 8371, Page 320.

Stormwater Detention Agreement recorded in Book 11115, Page 281 and Book 11115, Page 286.

Quitclaim Deed to Homeowners Association for Common Areas recorded at Instrument Nos. 20010208-0012530 and 20010208-0012529.

This is improved property located at 435 Old Towne Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2012.

Eric Cullen by Ryan Miller as attorney-in-fact

Eric Cullen by Ryan Miller, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Miller, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Eric Cullen, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of December, 2012.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013