WARRANTY DEED

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/19/2013

(AFFIX SEAL)

AMANDA M. CLARK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander Kampmann	NEW OWNER	17202011100
(NAME)	(NAME)	
6028 Deer Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-6232		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dr. William L. Bacon, married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alexander M. Kampmann and Allison Kampmann, husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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. 79 on the Plan of Myrtlewood Estates, Phase 2, Section 9, as of record in Plat Book 7900, page 231, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dr. William L. Bacon by Deed from Ira T. Adams and wife, Martha S. Adams, dated 08/31/1994 and filed for record on 10/03/1994 in Book 9481, Page 343, Register's Office for Davidson County, Tennessee.

* Donna M. Bacon, wife of Dr. William L. Bacon, joins in this instrument to convey any and all interest in said property.

BILL GARRETT, Davidson County
Trans:T20130037592 DEEDWARR
Recvd: 05/06/13 12:42 2 pgs
Fees:13.00 Taxes:1280.20

20130506-0045544

This conveyance is subject to the following:

All matters as set forth per Plat Book 7900, Page 231, said Register's Office.
Restrictions of record in Book 7768, Page 279, said Register's Office.
Deed of Conveyance of record in Book 8377, Page 920, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-14171
SMG TN Warranty Deed

This is improved ☑ property, known as 6028 Deer Trace, Nashville, TN 37211-6232
(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 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 my hand this 29th day of April 2013.

Dr. William L. Bacon — Donna M. Bacon

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 Donald R. Barrett, Jr., with whom I am personally acquainted and who proved himself to be the attorney in fact of Dr. William L. Bacon and Donna M. Bacon and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2013.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027