WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130041136 DEEDWARR
Recvd: 05/17/13 08:46 2 pgs
Fees: 13.00 Taxes: 240.50
20130517-0049753

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/3/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher D. White	Christopher D. White	086-11-0A-072.00CO
(NAME)	(NAME)	
202 Raintree Drive	202 Raintree Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Viki Ellen Campbell, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christopher D. White, unmarried**, 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 Unit No. 2, Building 13, as shown on the Revised Plan of Phase 2 & 2A, HERMITAGE WOODS, CONDOMINIUM APARTMENTS, a Horizontal Property Regime, of record in Plat Book 4860, Pages 62-64, Register's Office for Davidson County, Tennessee and being further established by the Master Deed of record in Book 4753, Page 140, as amended in Book 4980, Page 378, Book 5172, Page 77 and Book 5165, Page 781, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Viki Ellen Campbell, a single woman by QuitClaim Deed dated July 25, 2012, from Richard S. Campbell and filed for record on October 22, 2012, in Instrument No. 20121022-0096344, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Richard S. Campbell and Vicki Ellen Campbell by Warranty Deed dated March 31, 2010, from Joseph A. Smith and Susan L. Smith, and filed for record on April 6, 2010, in Instrument No. 20100406-0025366, Register's Office for said County, Tennessee

Real Property Taxes for the year 2013, and subsequent years, a lien not yet due and payable.
All matters as set forth on the boundary plat of record in Plat Book 4460, Pages 147-148, Register's Office for Davidson County, Tennessee.
Subject to all matters as set forth on the plat of record in Plat Book 4860, Pages 62-64, Register's Office of said County.
Restrictive Covenants of record in Book 4743, Page 258, Register's Office of said County.
Agreement for Dedication of Sanitary Sewer Easement of record in Book 5193, Page 821, Register's Office for said County.

Anchor Easement of record in Book 5578, Page 752, Register's Office for Davidson County, Tennessee.
Charter of the Homeowner's Association of record in Book 4753, Page 101 and Book 5088, Page 854, Register's Office for Davidson County, Tennessee.
Master Deed and By-Laws of record in Book 4753, Page 140, and Amendments to Master Deed of record in Book 4980, Page 378, Book 5165, Page 781 and Book 5172, Page 77, Register's Office for Davidson County, Tennessee.
Amendments to By-Laws of record in Book 5122, Page 878, Book 6229, Page 970 and Book 10382, Page 596, Register's Office for Davidson County, Tennessee.

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 ☐

This is improved ☑ property, known as 202 Raintree Drive, Hermitage, TN 37076
(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 15th day of May, 2013.

Viki Ellen Campbell

State of Tennessee
County of Wilson

Personally appeared before me Viki Ellen Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2013.

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public
My Commission Expires: 8/3/15

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122