THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31027-02-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Mallory Wayne Marlin Affiant Subscribed and sworn to before me this 18th day of June, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael Campbell 8154 Highway 70 South Nashville, TN 37221	New Owner	Map and Parcel No.: 114 000 10600

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, **Mallory Wayne Marlin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Campbell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7520 Sawyer Brown Road, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 18th day of June, 2013.

Mallory Wayne Marlin
Mallory Wayne Marlin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mallory Wayne Marlin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans: T20130052218 DEEDWARR
Recvd: 06/20/13 11:38 2 pgs
Fees: 13.00 Taxes: 444.00

20130620-0063305

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot No. 5 on the Map of the Lands of William Gower, deceased, of record in Minute Book "H", page 487, County Court Clerk's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated April 30, 1955, as follows:

Beginning at a point in the easterly margin of Sawyer Brown Road 155 feet north of a post which post is the northwest corner of the Ernest Hill Lands; thence with the margin of said Road, northerly 155 feet to a point; thence easterly 465 feet, more or less, to a post in the westerly line of the Johnnie O'Brian Lands; thence with O'Brian's west line South 3 degrees 30 seconds West 213 feet to a corner; thence westerly 465 feet, more or less, to the point of beginning.

Being the same property conveyed to Mallory Wayne Marlin by Trustee's Quitclaim Deed dated February 8, 2013, from Mallory Wayne Marlin, Trustee under the Revocable Trust Agreement of Tommie M. Marlin, dated December 12, 2011, of record in Instrument No. 20130208-0013324, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book H, page 487, County Court Clerk's Office.