BILL GARRETT, Davidson County
Trans:T20130058147 DEEDWARR
Recvd: 07/09/13 09:40 2 pgs
Fees:13.00 Taxes:721.50
20130709-0070673

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13994

Send Tax Bills To:

SAME/NEW OWNER

New Owner is:
Christian John
3404 Harborwood Circle
Nashville, TN 37214

MAP: 108-12-0B

PARCEL: 192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Patti E. Campbell, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christian John and wife, Marilyn John**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property known As: **3404 Harborwood Circle, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 159 on the plan of "Revision to Lots 158 and 159, Harborview - Phase 1A, Section 6, of record in Plat Book 8250, Page 344, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Patti E. Campbell by Warranty Deed from Mary Humber, who is one and the same person as Mary K. Keen, dated 3/23/07 and recorded 4/9/07 in Instrument Number 20070409-0041680; and the same property previously conveyed to Patti E. Campbell and Mary K. Keen by Warranty Deed from Ted S. Squires, unmarried, dated 6/9/06 and recorded 6/12/06 in Instrument Number 20060612-0069202, Register's Office for Davidson County, Tennessee.

PC

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of July, 2013.

GRANTOR(S):

Patti E. Campbell

PATTI E. CAMPBELL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Patti E. Campbell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of July, 2013.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My Commission Expires: 10-14-2013

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00**.

Patti Bailey

AFFIANT

SWORN TO and subscribed before me this 8th day of July, 2013.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My commission expires: 10-14-2013