This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Maryllew Campbell
916 Morning Rd.
Antioch, Tennessee 37013

MORTGAGEE:

SEND TAX BILL TO:
Proficio Mortgage Ventures
110 Hillcrest St
Orlando, FL 32801
MAP 182-1
GROUP A
PARCEL 90

BILL GARRETT, Davidson County
Trans:T20130063436 DEEDWARR
Recvd: 07/25/13 11:41 3 pgs
Fees:18.00 Taxes:657.68
20130725-0077020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard Doyle Pankau and Dianne A. Pankau, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Maryllew Campbell, unmarried**, hereinafter called the GRANTEE, her heirs and 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. 108 on the Plan of Sunset Hills, Phase One, Section Two, of record in Instr. 20071220-0146323, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Richard Doyle Pankau and Dianne A. Pankau, husband and wife by deed from Lake Forest Homes, Inc. of record in Instr. 20091119-0106727, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **916 Morning Rd., Antioch, Tennessee 37013.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and 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 our hands this the ~~22nd~~ 23 RDP DAP day of **July, 2013.**

Richard D. Pankau

Richard ~~Doyle~~ Pankau

Dianne A Pankau

Dianne A. Pankau

STATE OF West Virginia
COUNTY OF Kanawha

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard Doyle Pankau and Dianne A. Pankau, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this ~~22nd~~ 23rd HDE. day of July, 2013.

Heather Earl

NOTARY PUBLIC

My Commission Expires: November 11, 2022

OFFICIAL SEAL
Heather Earl
Notary Public
State of West Virginia
My Commission Expires
November 11, 2022
233 Fairview Drive
Charleston, WV 25312

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $177,750.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 10-18-16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

Return to:
Realty Title
206 A Cool Springs Blvd #106
Franklin, TN 37067