THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080108** BILL GARRETT, Davidson County Trans:T20130080930 DEEDWARR Recvd: 09/18/13 13:11 2 pgs Fees:13.00 Taxes:932.40 20130918-0098411	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $252,000.00 Affiant Subscribed and sworn to before me, this 16th day of September, 2013. KEITH TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: November 5, 2014 MY COMMISSION EXPIRES NOVEMBER 5, 2014

WARRANTY DEED

Address New Owner: Casey W. Campbell Tracy M. Campbell 6624 Autumnwood Dr Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-08-0-C 036.00 CO

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, **Jay P. Ellis and Melissa Ellis, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Casey W. Campbell and Tracy M. Campbell, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 36, POPLAR CREEK ESTATES, PHASE 2, as shown on plat of record in Plat Book 6900, Pages 339-347, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jay P. Ellis and wife, Melissa Ellis by Warranty Deed from Benjamin E. Pfeffer and wife, Amy E. Pfeffer, recorded on the 31st day of March, 1998 in Deed Book 10861, Page 189, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POPLAR CREEK ESTATES, PHASE 2, as recorded in Plat Book 6900, Page(s) 339-347.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9472, Page 824.

Charter of Homeowners Association recorded in Book 7120, Page 125.

Plat Amendment Changing Lot 175 to Common Area recorded at Instrument No. 20010911-0098418.

Storm Water Detention Agreement recorded in Book 7099, Page 299.

This is improved property located at 6624 Autumnwood Dr Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 16th day of September, 2013.

Jay P. Ellis

Melissa Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jay P. Ellis and Melissa Ellis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2013.

Notary Public

My Commission Expires: November 5, 2014

KEITH A. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
NOVEMBER 5, 2014