BILL GARRETT, Davidson County
Trans: T20130086136 DEEDWARR
Recvd: 10/04/13 14:07 2 pgs
Fees: 13.00 Taxes: 564.25

20131004-0104661

WARRANTY DEED

ET-13-3066

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph F. Campbell	New Owner (NAME)	
1636 Timber Run		108-16-A-10.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER J. RAMOS JR. AND WIFE, JENNIFER RAMOS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH F. CAMPBELL AND MARGARET M. CAMPBELL, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 10, TIMBER RIDGE, as shown on plat of record in Instrument No. 20040113-0005330, 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 Christopher J. Ramos Jr., married by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 2nd day of September, 2004 in Instrument No. 20040902-0106558, corrected in Instrument No. 20050119-0006666, in the Register's Office of Davidson County, Tennessee.

The said Jennifer Ramos joins in this conveyance for the purpose of waiving any and all marital interest she has in said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Including but not limited to the following:
Taxes and assessments for the year 2013 and subsequent years an lien not yet due and payable; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TIMBER RIDGE, as recorded in Instrument No. 20040113-0005330; Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20040115-0006462; Charter of Homeowners Association recorded at Instrument No. 20040123-0009124; Roadway Easement recorded in Book 10725, Page 218; Rights of the public in and to the cemetery with rights of ingress and egress thereto, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1636 Timber Run, Nashville, Tennessee 37214
(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 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 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/our hand(s) this 25th day of September, 2013.

(3) Christopher J. Ramos Jr. by Valerie Ramos, attorney in fact Valerie Ramos attorney in fact

(4) Jennifer Ramos by Valerie Ramos, attorney in fact Valerie A Ramos attorney in fact

STATE OF Tennessee

COUNTY OF Wilson

On this the 25th day of September, 2013, before me personally appeared Valerie Ramos to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christopher J. Ramos Jr. and wife, Jennifer Ramos and who acknowledged he/she/they executed the same as the free act and deed of the said Christopher J. Ramos Jr. and wife, Jennifer Ramos. (2) POA of record © Inst. #20131004010461660, Reg. Office Davidson Co, TN.

Witness my hand and official seal, this the 25th day of September, 2013.

Amie Jo Gravitt

Notary Public

AMIE JO GRAVITT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/26/16

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122