BILL GARRETT, Davidson County
Trans:T20130086282 DEEDWARR
Recvd: 10/04/13 15:35 2 pgs
Fees:13.00 Taxes:555.00
20131004-0104796

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Jennifer A. Hoffman
Affiant

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2013.

Notary Public
MY COMMISSION EXPIRES: 12/28/13
File No. 13-7645D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Daniel Cason Campbell<br>(NAME) | Reliant Bank<br>(NAME) | 054-13-016.00 |
| 3248 Lakeshore Drive<br>(STREET ADDRESS) | 1736 Carothers Parkway Suite 100<br>(STREET ADDRESS) | |
| Old Hickory, TN 37138<br>(CITY) (STATE) (ZIP) | Brentwood, TN 37027<br>(CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **David M. Blackburn and Linda S. Blackburn, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Cason Campbell, married**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lot No. 16 OF SECTION II, ON THE PLAN OF LIFE & CASUALTY INSURANCE COMPANY'S SUBDIVISION AT DUPONTONIA, (erroneously referred to as Lot No. 16 on the Plan of Dupontia, Section Two as shown in Deeds of record in Instrument No. 20080805-0080370 and Instrument No. 20070906-0107060, in the R.O.D.C., TN) as of record in Plat Book 843, Page 56, Register's Office for said County, and described from a map made for C. A. Wilson, by Harold F. Moore, dated Dec. 4, 1966, as follows:

Beginning at a spike in the center of Lakeshore Drive, at the southwest corner of the property conveyed to C. A. Wilson and wife, by Joe W. Barnes and wife, as of record in Book 4096, Page 486; thence leaving said Pike, North 36 deg. 09 min. West 360.8 feet to an iron stake in the line between Lots 16 and 17; thence along the line of said lots, North 41 deg. 36 min. East 131.8 feet to an iron stake; thence South 27 deg. 13 min. East 409.05 feet to a point in the centerline of Lakeshore Drive; thence with the center of the same, South 67 deg. 25 min. West 67.1 feet to the point of beginning.

BEING the same property conveyed to David M. Blackburn and Linda S. Blackburn, husband and wife from Suzanne Greer, an unmarried woman, by Deed dated July 31, 2008, as Instrument No. 20080805-0080370, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 56, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3248 Lakeshore Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 27th day of September, 2013.

David M. Blackburn — September 27, 2013 Date

Linda S. Blackburn — September 27, 2013 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Blackburn and Linda S. Blackburn, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of September, 2013.

My Commission Expires: 9 2014

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**