Box: 13
Inst # 7694

BILL GARRETT, Davidson County
Trans: T20130107230 DEEDWARR
Recvd: 12/27/13 09:05 3 pgs
Fees: 18.00 Taxes: 481.00
20131227-0130191

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Mindy Kelch
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2013.

La Trece McAdoo
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn M. Bennett 133 Nashboro Greens Nashville, TN 37217	Churchill Mortgage Corp 761 Old Hickory Blvd # 400 Brentwood TN 37027	135110C017.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand and 00/100 Dollars ($130,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **LORI A. BROWN AND ERIC B. BROWN, CO-TRUSTEES OF THE CAMPBELL FAMILY TRUST**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **DAWN M. BENNETT**, unmarried hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 17 on the plan of a Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village-Tract 18, of record in Book 9700, Page 968, as amended in Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lori A. Brown and Eric B. Brown, Co-Trustees of the Campbell Family Trust, by Quitclaim Deed from Lori A. Brown, as Executor of the Estate of Anne Brown Campbell, and Ruseell M. Campbell, widower or Anne Brown Campbell, dated 9/5/2012, recorded 9/24/2012, of record in Instrument No. 20120924-0086711, in the Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Anne Brown Campbell, married, by Warranty Deed from Stephen L. Starkey, Trustee, dated June 27, 2006, of record in Instrument No. 20060630-0078496, Register's Office for Davidson County, Tennessee. The said Anne Brown Campbell died testate on July 23, 2011 and pursuant to the Last Will and Testament filed in Docket No. 11P-1549, Davidson County Probate Court, said Last Will and Testament duly authorized and empowered the said Lori A. Brown as Executor of the Estate of Anne Brown Campbell therefore granting her the authority to convey the aforementioned property.

This is improved property more commonly known as 133 Nashboro Greens, Nashville, TN 37217.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19 day of December, 2013.

THE CAMPBELL FAMILY TRUST

LORI A. BROWN, TRUSTEE

STATE OF Florida
COUNTY OF Palm Beach

On this the 19th day of December, 2013, before me, appeared Lori A. Brown, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is Co-Trustee of The Campbell Family Trust and that said instrument was signed in behalf of said Trust, and said Co-Trustee acknowledged said instrument to be the free act of deed of said Trust.

WITNESS my hand and seal, this the 19 day of December, 2013.

DOUGLAS GRABOWSKI
Notary Public - State of Florida
My Comm. Expires Feb 5, 2014
Commission # DD 931621
Bonded Through National Notary Assn.

Notary Public

My commission expires: 2/5/14

Eric B Brown

ERIC B. BROWN, TRUSTEE

STATE OF Ohio
COUNTY OF Clinton

On this the 19th day of December, 2013, before me, appeared Eric B. Brown, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is Co-Trustee of The Campbell Family Trust and that said instrument was signed in behalf of said Trust, and said Co-Trustee acknowledged said instrument to be the free act of deed of said Trust.

WITNESS my hand and seal, this the 19th day of December, 2013.

Notary Public

My commission expires:

Ronald D. Ryan
My Commission Expires:
10/27/2015