

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 2014.

Lori Buie
Notary Public
MY COMMISSION EXPIRES: 9/21/15

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JOE MICHAEL CAMPBELL	New Owner	034-07-O-A/071.00 CO
(NAME) 263 HARBOR VILLAGE DRIVE	(NAME)	
(ADDRESS) MADISON, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, VICKIE HARLAN, A SINGLE WOMAN, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE MICHAEL CAMPBELL, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 53 ON THE PLAN OF HARBOR VILLAGE, PHASE IV OF TOWNHOUSES PROPERTY LINE EXHIBIT REVISION I, HORIZONTAL PROPERTY REGIME, AS OF RECORD IN INSTRUMENT NO. 20030611-0080857, AND AMENDED IN INSTRUMENT NO. 20030723-0102986, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO VICKIE HARLAN, A SINGLE WOMAN, BY WARRANTY DEED FROM JOHN CLAUDE GARRETT AND WIFE, SUSAN GARRETT, RECORDED ON DECEMBER 21, 2004 IN INSTRUMENT NO. 20041221-0151488, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 263 HARBOR VILLAGE DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20140033141 DEEDWARR
Recvd: 05/13/14 12:58 2 pgs
Fees:13.00 Taxes:610.50
20140513-0040932

Witness our hands this 9th day of May, 2014.

Vickie Harlan
VICKIE HARLAN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, VICKIE HARLAN, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 9th day of May, 2014.

NOTARY PUBLIC
My commission expires: 7-19-16