WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/2015
(AFFIX SEAL)

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel K. Serfass	Rachel K. Serfass	181-14-0A
(NAME)	(NAME)	(MAP)
8202 Rossi Road	8202 Rossi Road	102.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jennifer King Campbell (formerly known as Jennifer Lynn King), married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Rachel K. Serfass, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 247 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jennifer Lynn King (now known as Jennifer King Campbell) by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20060830-0107167 Register's Office for Davidson County, Tennessee, dated August 24, 2006 and recorded on August 30, 2006.

Spouse of Grantor joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 8202 Rossi Road, Brentwood, Tennessee 37027

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. 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.

BILL GARRETT, Davidson County
Trans:T20140039872 DEEDWARR
Recvd: 06/06/14 08:36 2 pgs
Fees:13.00 Taxes:628.63
20140606-0049181

Witness my/our hand(s) this 23rd day of May, 2014.

Jennifer King Campbell by Cory Lane Ridenhour, Attorney In Fact

Jennifer King Campbell
by Cory Lane Ridenhour, Attorney in Fact

Kent Campbell by Cory Lane Ridenhour, Attorney In Fact

Kent Campbell
by Cory Lane Ridenhour, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cory Lane Ridenhour, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Jennifer King Campbell and Kent Campbell and that he is authorized by Jennifer King Campbell and Kent Campbell to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, Tennessee, this 23rd day of May, 2014.

Notary Public

My Commission expires: 7/4/2015

John M. Wells
State of Tennessee Notary Public
Davidson County

Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494
14-4031D