Davidson County DEEDWARR
Recvd: 07/09/14 08:00 3 pgs
Fees:18.00 Taxes:1417.10
20140709-0060222

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 383,000.00. Jordan Chase Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2014 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Wooldridge	SunTrust	
6022 Sedberry Road	401 Commerce St., Ste 6100	116-13-0-A-004.00
Nashville, TN 37205	Nashville TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **William L. Campbell and Anastasia Campbell, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~**Kathleen**~~ **Wooldridge and Andrew Wooldridge, wife and husband** Kathleene (CA)

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 Building Site No. 36-B as shown on Plat of Sedberry Place of record in Plat Book 5050, Page 15, which is a condominium plat of Lot 35 and Lot 36 of Harding Park, Section II, and recorded in Plat Book 4860, page 103, Register's Office for Davidson County, Tennessee. Said Plat of Sedberry Place does not specifically refer to "Sedberry Place" but the plat which is of record in Plat Book 5050, page 15, in said Register's Office is also to be known as a plat of "Sedberry Place", a condominium. See also Master Deed establishing a Horizontal property Regime of Sedberry Place Homeowners Association, Inc., recorded in Book 5095, page 181, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Campbell and wife, Anastasia Campbell by deed from James J. Keras and wife, Catherine C. Keras of record in Instrument No. 20040806-0094781 Register's Office for Davidson County, Tennessee, dated August 5, 2004 and recorded on August 6, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **6022 Sedberry Road, Nashville, TN 37205.**

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.

Witness our hands) this the 17th day of June, 2014.

William L. Campbell

Anastasia Campbell

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 **William L. Campbell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of June, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 **Anastasia Campbell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of June, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

2742 N Mt Juliet

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

