This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/01/14 13:12 3 pgs
Fees:18.00 Taxes:788.10
20140801-0069065

ADDRESS NEW OWNER:
Raymond N. & Camille A. Campbell
2341 Hockett Drive
Nashville, TN 37218

SEND TAX BILL TO:
New owner

MAP/PARCEL 058-09-0A-135.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jay B. Adams and wife, Tiffani J. Adams,** has this day bargained and sold, and does hereby transfer and convey unto **Raymond N. Campbell Jr. and Camille A. Campbell, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Creekside Trails, Phase 5 of record in Plat at Instrument No. 20051103-0133061, in the 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 Jay B. Adams and Tiffani J. Adams, husband and wife by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20060623-0075152 Register's Office for Davidson County, Tennessee, dated June 21, 2006 and recorded on June 21, 2006.

This is improved property known as: **2341 Hockett Drive, Nashville, Tennessee 37218.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20051103-0133061 and restrictions in Instrument No. 20000915-0092002 and supplemented amendment recorded in

Instrument No. 20011025-0117168, second supplemented amendment recorded in Instrument No. 20020828-0103983, third supplemental recorded in Instrument No. 20041229-0153372 and fourth supplemental amendment recorded in Instrument No. 20061120-0143523, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of July, 2014.

Jay B. Adams

Tiffani J. Adams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jay B. Adams and Tiffani J. Adams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of July, 2014.

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires December 5 2017

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $213,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 3/20/18

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No: 147342

True Copy Certification

I, Pam Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Laura Perry, a notary public for this county and state, Pam Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-11-15

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY