BILL GARRETT, Davidson County
Trans: T20140057820 DEEDWARR
Recvd: 08/07/14 11:22 2 pgs
Fees: 13.00 Taxes: 484.70

20140807-0071173

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

MICHELLE LEE REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

...ompany
...South, Suite 200
Franklin, TN 37064
File # 01288-21455

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David L. Campbell II	NEW OWNER	075120F00500CO
(NAME)	(NAME)	
735 Tulip Grove Road, Apt. 108		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, we, **Stephanie L. Willis and husband, John D. Willis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David L. Campbell II**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 108, also known as Parcel 5, on the Plan of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200505250059119, as amended in Instrument 200801030000699 and Instrument 201205210043906, in the Register's Office for said County, to which reference is hereby made for a more accurate description and location of said Unit.

Being the same property conveyed to Stephanie Willett, an unmarried woman by Warranty Deed dated 12/28/2005 from Marquis Homes LLC of record in Instrument 200601030000484, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Stephanie L. Willis (fka Stephanie L. Willett) and husband, John D. Willis by Quit Claim Deed dated 01/25/2008 from Stephanie L. Willis formerly Stephanie L. Willett of record in Instrument 200802060012359, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per plat of record in Instrument 200505170055768, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200505250059119, as amended of record in Instrument 200801030000699 and Instrument 201205210043906, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 4123, Page 640, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200406090068086, said Register's Office.
Agreement of record in Book 10413, Page 841, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. 2014 Taxes have been prorated between the Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 735 Tulip Grove Road, Apt. 108, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30 day of July 2014.

Stephanie Willis fka Stephanie L. Willett

John D. Willis by Stephanie L. Willis power of attorney

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Stephanie L. Willis, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2014.

My commission expires: June 14, 2015

Notary Public

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephanie L. Willis**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of John D. Willis for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for John D. Willis, and is authorized by him to execute this instrument on his behalf.

Witness my hand, this 30th day of July, 2014.

My commission expires: June 14, 2015

Notary Public

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064