This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 08/20/14 15:44 3 pgs
Fees:18.00 Taxes:906.50
20140820-0076029

# WARRANTY DEED

**THIS INDENTURE,** made this 9th day of August, A.D., 2014, by and between

Reed Campbell An unmarried person

First Parties, and

Ryan J. Webb, an unmarried person Second Parties,

**WITNESSETH:** That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 105 OF THE MONTCLAIR, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON PLAN OF RECORD IN BOOK 6900, PAGE 954 AND FURTHER SET FORTH IN BOOK 7332, PAGE 380 AND AMENDED IN BOOK 7902, PAGE 113, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO REED CAMPBELL BY DEED FROM JAMES THOMAS BROOME, MARRIED, RECORDED ON JULY 17, 2009, OF RECORD IN INSTRUMENT NUMBER 20090717-0067157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Ryan J. Webb
3818 West End Ave Unit 105
Nashville TN 37205

RESPONSIBLE TAXPAYER:
Regions Bank
2050 Parkway Office Circle
Birmingham AL 35244

104-09-0K-105.00-CO
Map & Parcel No.

MR-PA-245999

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the said First Parties hereunder set their hands and seals the day and year first above written.

x _____ x _____

Reed Campbell

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Reed Campbell An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2014.

✓ _____ Notary Public

My Commission Expires: 5-5-15

LINDSAY W. BARRIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: May 5, 2015

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 245,000.00. Affiant _____.

Subscribed and sworn to before me this 18th day of August, 20 14.

My Commission Expires: 7-5-16

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**True Copy Certification**

I, Yvette Meldrum, 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 herewith 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, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-5-16

