BILL GARRETT, Davidson County
Trans:T20140066425 DEEDWARR
Recvd: 09/05/14 16:10 2 pgs
Fees:13.00 Taxes:573.50
20140905-0081754

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2014.

Janel L. Johnson
Notary Public

My commission expires: 3/2/15

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAKEENA KEYNAE KENDRICK	F&M Bank	042160A01000CO
414 HICKORY CHASE DR	50 Franklin Street	
MADISON, TN 37115	Clarksville, TN 37040	

FOR AND IN 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 ACKNOWLEDGE, WE,

CHESTER D. CAMPBELL and wife, SARAH A. CAMPBELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jakeena K. Kendrick, unmarried woman

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 Lot NO. 10 on the Final Plat of Hickory Chase, of record in Plat Book 7900, page 973, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING THE SAME PROPERTY CONVEYED TO CHESTER D. CAMPBELL and wife, SARAH A. CAMPBELL, BY WARRANTY DEED FROM DAVID K. WACHTEL, DATED 01/27/2000 AND RECORDED ON 01/31/2000 IN INSTRUMENT NUMBER 200001310009446, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 414 HICKORY CHASE DR, MADISON, TN 37115.

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 in 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.

CSC & G.C.

Witness my/our hand(s) this 2nd day of September, 2014.

CHESTER D. CAMPBELL

SARAH A. CAMPBELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHESTER D. CAMPBELL and SARAH A. CAMPBELL, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY