WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M141359

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1359

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Lewis 1345 Bell Road Unit 415 Antioch, TN 37013	Churchill Mortgage Corp. 761 Old Hickory Blvd, Suite 400 Brentwood, TN 37027	162-12-B-91.00

BILL GARRETT, Davidson County
Trans:T20140071813 DEEDWARR
Recvd: 09/25/14 08:42 2 pgs
Fees:13.00 Taxes:432.90
20140925-0088095

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Matthew R. Campbell, married, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael Lewis, a single man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit No. 10-C, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-0087814, Register's Office for Davidson County, Tennessee, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915, said Register's Office, to which reference is hereby made to said Amendment for a more complete identification and description of such Unit.

Being the same property conveyed to Matthew R. Campbell, unmarried by Warranty Deed from NVR, Inc., a Virginia corporation t/a Fox Ridge Homes, dated January 28, 2005, recorded January 31, 2005, of record in Instrument No. 20050131-0011299, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1345 Bell Road Unit 415, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 20145a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **24th** day of **September, 2014.**

GRANTOR(S)

Matthew R. Campbell

Shelbie Maestas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Matthew R. Campbell and Shelbie Maestas** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **24th** day of **September, 2014.**

Notary Public
My Commission Expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015