THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,800.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF OCTOBER, 2014. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140083499 DEEDWARR
Recvd: 11/05/14 10:16 2 pgs
Fees:13.00 Taxes:296.00
20141105-0102140

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Campbell	SunWestMortgage Co. Inc.	
744 Idlewild Drive	1800 Studebaker Road Suite 200	052-01-0-300.00
Madison, TN 37115	Cerritos, CA 90703	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Stephen Camp, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Campbell**

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. 12 of Block L on the Plan of Revised Plan of Power and Roth Madison Park Subdivision of record in Plat Book 843, Page 7, 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 Federal Home Loan Mortgage Corporation its successors and assigns by deed from Wilson and Associates, PLLC, Successor Trustee of record in Instrument No. 20120831-0078788 Register's Office for Davidson County, Tennessee, dated August 29, 2012 and recorded on August 31, 2012.

Being the same property conveyed to Stephen Camp, married by deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20121121-0107458 Register's Office for Davidson County, Tennessee, dated November 05, 2012 and recorded on December 11, 2012.

The above described property has never been the residence of the Grantor or Grantor's spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **744 Idlewild Drive, 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 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 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.

Witness my hand this the 30 day of October, 2014.

Stephen Camp
by Marsha Huckaba Camp his Attorney in Fact
Stephen Camp by Marsha Huckaba Camp, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Marsha Huckaba Camp**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Stephen Camp** and who acknowledged that she executed the same as the free act and deed of **Stephen Camp.** Witness my hand and official seal this 30 day of October, 2014.

Notary Public

My Commission Expires: March 8, 2016

