THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14820

BILL GARRETT, Davidson County
Trans:T20140094363 DEEDWARR
Recvd: 12/17/14 10:35 2 pgs
Fees:13.00 Taxes:651.20
20141217-0115326

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY SIX THOUSAND AND 00/100 ($176,000.00) DOLLARS, cash in hand paid by CARL CAMPBELL and wife, LINDA CAMPBELL, receipt of which is hereby acknowledged, I, STACEY L. HOWELL, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said CARL CAMPBELL and wife, LINDA CAMPBELL, their heirs and assigns, a certain tract or parcel of land as follows:

Being Unit No. 1083 together with carport designated No. C-79 on the Plan of Section Six Phase One River Plantation Condominium Apartments Lot 1083, of record in Plat Book 5200, Pages 359-360, Register's Office for said county, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, a horizontal property regime eestablished by Master Deed of record in Book 5794, Page 526, said Register's Office.

Being the same property conveyed to Stacey L. Howell, unmarried by deed from Patsy Andrews, Executrix and Mary Junelle Pearson, Personal Representative for the Estate of Judith A. Callahan, dated July 31, 2013 and of record at Instrument No. 20130801-0080108, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of General George Patton Road.

This conveyance is subject to all matters as shown on plat of record in Plat Book 5200, Page 359-360, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions, reservations, easement and all terms and conditions as set forth in Master Deed of record in Book 5794, Page 526 and as amended at Instrument No. 20050504-0050172, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement in favor of USA/TVA and of record in Book 2274, Page 547, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Lien of Assessment in favor of Homeowners as set forth in Master Deed of record in Book 5794, Page 526 and amended at Instrument No. 20050504-0050172, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CARL CAMPBELL and wife, LINDA CAMPBELL, their heirs and assigns, forever. And I do covenant with the said CARL CAMPBELL and wife, LINDA

CAMPBELL, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said CARL CAMPBELL and wife, LINDA CAMPBELL, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 12th day of December, 2014.

STACEY L. HOWELL

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, STACEY L. HOWELL, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 12th day of December, 2014.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TN
My Comm. Expires Jan. 25, 2017

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $176,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 12th day of December, 2014.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TN
My Comm. Expires Jan. 25, 2017

NOTARY PUBLIC

My Commission Expires: _____

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Tax Map 142090DO7900

ADDRESS OF NEW OWNERS:
Mr. and Mrs. CARL CAMPBELL
1083 General George Patton Road
Nashville, TN 37122
SEND TAX BILLS TO:
Same Address
As new owner