WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2014.

BEVERLY PARHAM NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 9-13-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer D. Aldridge	Churchill Mortgage Corp	186-04-0A-096.00
(NAME)	(NAME)	
8933 McCauley Lane	761 Old Hickory Blvd ste 400	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, David W. Campbell and wife, Karen M. Keel Campbell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jennifer D. Eldridge and Jaysen A. Eldridge, wife and husband, 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(s) 140, as shown on the map entitled the Final Plat of Burkitt Place, Phase 1B, Section 1, of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID W. CAMPBELL AND WIFE, KAREN M. KEEL CAMPBELL, by deed from CELEBRATION HOMES, LLC, of record in Instrument No. 20080418-0039801, dated March 28, 2008, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 8933 Macauley Lane, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20140096448 DEEDWARR
Recvd: 12/26/14 10:41 2 pgs
Fees:13.00 Taxes:1228.40
20141226-0117909

Witness our hands this 22nd day of December, 2014.

David W. Campbell

Karen M. Keel Campbell

STATE OF TENNESSEE

COUNTY OF

On this 22nd day of December, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David W. Campbell and Karen M. Keel Campbell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public,

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066