WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(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
Matthew A. Dyer	Navy Federal Credit Union	126-16-OA-432.00
(NAME)	(NAME)	
1075 Riverspring Drive	5550 Heritage Oaks Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Pensacola, FL 32526	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150006061 DEEDWARR
Recvd: 01/26/15 10:11 2 pgs
Fees:13.00 Taxes:826.95
20150126-0007177

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, John W. Campbell and wife, Cassie R. Campbell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Matthew A. Dyer and Allyson L. Dyer, husband and wife, 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. 504 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record as Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JOHN W. CAMPBELL AND WIFE, CASSIE R. CAMPBELL, by deed from ROCHFORD REALTY AND CONSTRUCTION CO. INC., A TENNESSEE CORPORATION, of record as Instrument No. 20070605-0066892, dated May 25, 2007, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1075 Riverspring Drive, Nashville, TN 37221
(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.

Witness our hands this 23rd day of January, 2015.

John W. Campbell

Cassie R. Campbell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of January, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John W. Campbell and Cassie R. 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 they executed the same as their free act and deed.

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

My Commission Expires:
11-3-15

Notary Public,

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY