BILL GARRETT, Davidson County
Trans:T20150014656 DEEDWARR
Recvd: 02/27/15 15:32 2 pgs
Fees:13.00 Taxes:888.00
20150227-0017341

**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0039HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

catherine e. campbell
Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

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

Notary Public
Commission Expires: 10-28-2015

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Catherine E. Campbell<br>604 Manor View Cir<br>Brentwood, TN 37027 | FirstBank<br>318 Seaboard Lane, Suite 205<br>Franklin, TN 37067 | 160-11-0-036.00 |

# WARRANTY DEED

FOR AND IN 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/WE,

**James Carl Campbell III, Executor of the Estate of James C. Campbell, Jr., deceased**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Catherine E. Campbell, single woman**

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. 120 on the Plan of Hearthstone Subdivision, Phase 8, of record in Plat Book 6250, Page 929, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to James C. Campbell, Jr. and wife, Anita R. Campbell by Warranty Deed from Radnor Homes, Inc., dated 5/7/87 and recorded 5/11/87 in Book 7232, Page 729, Register's Office for Davidson County, Tennessee. The said Anita R. Campbell died on 3/18/96, and the said James C. Campbell, Jr. (aka James Carl Campbell, Jr.) died testate on 2/9/14. His estate is being administered in Docket No. 14P-392 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), with James Carl Campbell, III being appointed as Executor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 604 Manor View Cir, Brentwood, TN 37027.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of February, 2015.

James Carl Campbell III EXECUTOR
James Carl Campbell III, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Carl Campbell III, Executor of the Estate of James C. Campbell, Jr., deceased** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 23rd day of February, 2015.

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

(Notary Seal)

Notary Public
My Commission Expires: 10-28-2015