BILL GARRETT, Davidson County
Trans:T20150021297 DEEDWARR
Recvd: 03/24/15 10:12 2 pgs
Fees:13.00 Taxes:569.43
20150324-0025121

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

WARRANTY DEED

STATE OF ~~Florida~~ TN
COUNTY OF Grace Williams
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/25/19

(AFFIX SEAL)

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stowell & Barrett, PC
Stewart Title Company Tennessee Division, 13029 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenna Icet	Fifth Third Mortgage Company	078110A01100CO
(NAME)	(NAME)	
400 Stoner Creek	5001 Kingsley Dr MD:1MOBAS	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Terri Campbell, a married woman, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Kenna Icet and Michael Rutz, Wife and Husband, hereinafter called the GRANTEE(S), their heirs and/or 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. 39 on the Plan of Section I, Stoner Mill, as shown on plat of record in Book 6900, Pages 824 & 826, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Terri Campbell, married by Warranty Deed from Pamela E. Al-Aukelly, and husband Abdulkarim J. Al-Aukelly, dated 08/12/2009, recorded 08/17/2009, of Record in Instrument No. 20090817-0077382, in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

All matters shown on the plat of record in Plat Book 6900, Pages 824 & 826, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Book 7733, Page 659, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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.

unimproved ☐

This is improved ☑ property, known as 400 Stoner Creek, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 20th day of March, 2015.

Terri Campbell

State of Florida
County of Citrus

Personally appeared before me Terri Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of March, 2015.

Notary Public
My Commission Expires: _____

BRENDA L. BUTA
Commission # EE 064571
Expires May 16, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122