BILL GARRETT, Davidson County
Trans:T20150034566 DEEDWARR
Recvd: 05/05/15 14:22 2 pgs
Fees:13.00 Taxes:806.60
20150505-0040975

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is 218,000.00

Affiant

Subscribed and sworn to before me, this 1st day of May, 2015.

Notary Public

My commission expires: 3/18/2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHRISTOPHER NESMITH	Churchill Mortgage Corp.	**181010A03700CO**
7005 SUGARPLUM RD	761 Old Hickory Blvd., Suite 400	
NASHVILLE, TN 37211	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DARBIE CHRISTINE SIMPSON, EXECUTIRX OF THE ESTATE OF SALLY K. CAMPBELL, WITH POWER OF SALE

HEREINAFTER CALLED THE GRANTOR HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

CHRISTOPHER NESMITH

HEREINAFTER CALLED THE GRANTEE, HIS 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. 40 ON THE PLAN OF SECTION ONE, SUGAR VALLEY, OF RECORD IN BOOK 9700, PAGE 374 AS AMENDED IN BOOK 9700, PAGES 709 THROUGH 711, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SALLY K. CAMPBELL, BY WARRANTY DEED FROM YAZDIAN CONSTRUCTION, INC., DATED 07/12/2000 AND RECORDED ON 07/14/2000 IN INSTRUMENT NUMBER 200007140069912, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SALLY K. CAMPBELL HAVING SINCE DIED ON DECEMBER 10, 2014 LEAVING A WILL APPOINTING DARBIE CHRISTINE SIMPSON AS THE EXECUTRIX OF THE ESTATE OF SALLY K. CAMPBELL. LETTERS OF TESTAMENTARY ISSUED TO DARBIE CHRISTINE SIMPSON ON JANUARY 7, 2015 IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION. DARBIE CHRISTINE SIMPSON AS EXECUTRIX HAS THE FULL POWER AND AUTHORITY TO SELL THE HEREIN DESCRIBED PROPERTY WITHOUT THE JOINDER OF THE BENEFICIARIES.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7005 SUGARPLUM RD, NASHVILLE, TN 37211.

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 in 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.

Witness my/our hand(s) this 1st day of May, 2015.

Darbie Simpson - Executrix

THE ESTATE OF SALLY K. CAMPBELL
BY: DARBIE CHRISTINE SIMPSON
ITS: EXECUTRIX

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **DARBIE CHRISTINE SIMPSON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is EXECUTIRX of THE ESTATE OF SALLY K. CAMPBELL and that he is authorized by THE ESTATE OF SALLY K. CAMPBELL to execute this instrument on its behalf.

Witness my hand, at office, this 1st day of May, 2015.

_____
Notary Public

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 8/18/18