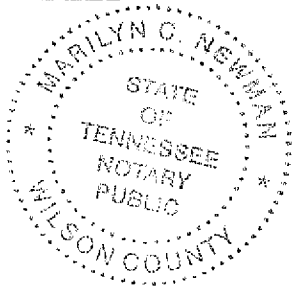
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,900.00

Donald L Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2015.

Marilyn C Newman
Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald L Campbell	Wilson Bank & Trust	064-12-0A-420-00
(NAME)	(NAME)	
1596 Country Haven Trail	207 Legends Dr	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/18/15 11:36 4 pgs
Fees:23.00 Taxes:562.03
20150618-0058217

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, **Olamae Mixon Malin and Venetia Karen Malin Peach, Co-trustees of the Olamae Mixon Malin Living Trust dated the 7th day of April 2012**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Donald L Campbell and June L Campbell, husband and wife**, 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 Unit No. 420, on the plan of Fox Run, Second Revision Part of Section 2 and First Revision Part of Section 1 Condominium Apartments, as shown on plat of record in Plat Book 6250, Page 118, Register's Office of Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Olamae Mixon Malin and Venetia Karen Malin Peach, Co-trustees of the Olamae Mixon Malin Living Trust dated the 7th day of April 2012 by Warranty Deed from Olamae Mixon Malin, being one and the same as Ola Mae Malin, dated 4/7/2012, in Instrument No. 20120416-0032309, in the Register's Office for Davidson County, Tennessee.

Subject to the following (1) All matters shown on the plat of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions as contained in Master Deed of record in Book 5535, Page 713, Deed of Correction of Master Deed of record in Book 5895, Page 516, Second Deed of Correction of Master Deed of record in Book 5936, Page 301, amended in Book 6370, Page 817 and Book 8510, Page 95, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (3) Amendment to By-Laws of Fox Run Sections One and Two of record in Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100, and Instrument 20120620-0053936, in the Register's Office for Davidson County, Tennessee. (4) Easement of record in Book 8035, Page 646, in the Register's Office for Davidson County, Tennessee and (5) Charter of Fox Run Condominium Homeowners Association of record in Book 5208, Page

188, in the Register's Office for Davidson County, Tennessee.

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 420 Hunters Place, 3, 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 15th day of June, 2015.

OLAMAE MIXON MALIN AND VENETIA KAREN MALIN PEACH, CO-TRUSTEES OF THE OLAMAE MIXON MALIN LIVING TRUST DATED THE 7TH DAY OF APRIL 2012

Olamae Mixon Malin
Olamae Mixon Malin
Co-Trustee

Venetia Karen Malin Peach
Venetia Karen Malin Peach
Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **OLAMAE MIXON MALIN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the CO-TRUSTEE of the **OLAMAE MIXON MALIN LIVING TRUST DATED THE 7TH DAY OF APRIL 2012** , the within named bargainor, and she as such **CO-TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as CO-TRUSTEE.

WITNESS my hand and seal, this 15th day of June, 2015.

My Commission Expires:
4/19/2017

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **VENETIA KAREN MALIN PEACH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the CO-TRUSTEE of the **OLAMAE MIXON MALIN LIVING TRUST DATED THE 7TH DAY OF APRIL 2012**, the within named bargainor, and as such **CO-TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as CO-TRUSTEE.

WITNESS my hand and seal, this 15th day of June, 2015.

My Commission Expires:	Debbie A. Mitchell
4/19/2017	Notary Public

DEBBIE A MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

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

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY