WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101008 DEEDWARR
Recvd: 11/30/15 11:34 2 pgs
Fees:13.00 Taxes:609.39
20151130-0120396

B-KW-15-1009-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marcia E Campey and Jack R. Campey	new owner	
(NAME)	(NAME)	**086-07-0A-003.00 CO**
1009 Bret Ridge Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIAM SCHATZ AND MINDY SCHATZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARCIA E CAMPEY AND JACK R. CAMPEY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

wife and husband

Land in Davidson County, Tennessee, being Lot 3, BRET RIDGE, as shown on plat of record in Plat Book 6900, Page 121, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from William Schatz, a married man, who acquired title as an unmarried man to William Schatz and Mindy Schatz, husband and wife, as tenants by the entirety as recorded on the 13th day of November, 2012 in Instrument No. 20121113-0104447 and Warranty Deed from Nancy L. Hereford, an unmarried woman to William Schatz, unmarried as recorded on the 19th day of December, 2007 in Instrument No. 20071219-0145625, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRET RIDGE, as recorded in Plat Book 6900, Page(s) 121.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7030, Page 527 and Book 7047, Page 171.
- Charter of Bret Ridge Homeowners Association, Inc. recorded in Book 6947, Page 577.
- Easement for Sanitary Sewer, recorded in Book 5649, Page 458.
- Stormwater Detention Agreement as set forth in instrument recorded in Book 7009, Page 940.
- Conveyance of open space/common area recorded in Book 7052, Page 305.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 Bret Ridge Drive, Hermitage, Tennessee 37076**.

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 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 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 the 25th DAY OF NOVEMBER, 2015.

William Schatz by John Gleaves, attorney-in-fact

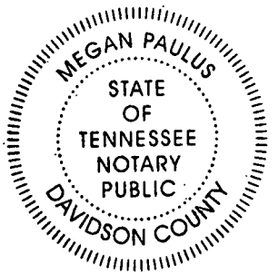
Mindy Schatz by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM SCHATZ AND MINDY SCHATZ, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM SCHATZ AND MINDY SCHATZ.

Witness my hand and official seal, this the 25th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212