WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150110517 DEEDWARR
Recvd: 12/31/15 13:41 2 pgs
Fees:13.00 Taxes:355.20
20151231-0131634

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda D. Andrews	new owner	034-03-0B-407.00 CO
(NAME)	(NAME)	
407 Churchill Crossing		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Campbell Investments,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amanda D. Andrews,** a single person, 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 Unit No. 407, Phase 4, Building 4, Churchill Crossing Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540; Book 10635, Page 110, Book 10996, Page 199, and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Campbell Investments, by Warranty Deed from Mitch Meador, dated 6/3/11 and recorded 6/6/11 in Instrument No. 20110606-0043272, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 407 Churchill Crossing, Madison, TN 37115
(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 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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to:
• Taxes for the year 2016. • Subject to all matters shown on the Master Deed in Book 7792, Page 915 and amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110 and Book 10996, Page 199 and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee. • Any and all existing easements as shown of record not stated herein.

Witness my/our hands this 22nd day of December, 2015.

CAMPBELL INVESTMENTS

Joseph Campbell
Partner

Nancy Campbell
Partner

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Joseph Campbell and Nancy Campbell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Partners of Campbell Investments and that they as such Partners executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Partners.

WITNESS my hand and seal this 22nd day of December, 2015.

Notary Public _____
My Commission Expires: _____

File No.: 151349

