Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15115907

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $146,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 2015.

Notary Public
My Commission Expires: 9-30-19

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160000233 DEEDWARR
Recvd: 01/04/16 10:59 2 pgs
Fees:13.00 Taxes:543.53
20160104-0000232

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Campbell and Kaylin Campbell 261 WILLOW LN Nashville TN 37211-4943	New Owner	Tax Parcel ID No. 148-1-42.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Jay Guest and Aimee Nicole Guest, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Campbell and Kaylin Campbell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Matthew Jay Guest and Aimee Nicole Guest, Husband and Wife by Warranty Deed from William M. Fisher and wife, Beth Fisher, recorded on the 9th day of July, 2002 in Instrument No. 20020709-0082432, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLBROOK, SECTION 3, as recorded in Plat Book 3300, Page(s) 84

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3460, Page 295

This is improved property located at 261 WILLOW LN Nashville TN 37211-4943

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2015.

Matthew Jay Guest

Aimee Nicole Guest

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Jay Guest and Aimee Nicole Guest, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018