This Instrument Prepared By:
Marshall & Associates, PLLC
Lindsey Lawrence.
3310 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

FROM: MATTHEW CAMPBELL

TO: PATTY CAMPBELL

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	
801 LAUREL HILL DRIVE OLD HICKORY, TN 37138	PATTY CAMPBELL 801 LAUREL HILL DRIVE OLD HICKORY, TN 37138	Map 064-13-0B-066.00CO

STATE OF ~~TENNESSEE~~ Pennsylvania)
COUNTY OF ~~DAVIDSON~~ Delaware)

The actual consideration for this transfer is $0.00.

MATTHEW CAMPBELL, Affiant

Subscribed and sworn to under oath before me this 29th day of December, 2015.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JAMES F CHARLIER
Notary Public
SPRINGFIELD TWP., DELAWARE COUNTY
My Commission Expires Jul. 27, 2018

My Commission Expires: July 27, 2018

BILL GARRETT, Davidson County
Trans:T20160000746 DEEDQC
Recvd: 01/05/16 11:15 4 pgs
Fees:22.00 Taxes:0.00
20160105-0000800

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, PATTY CAMPBELL, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MATTHEW CAMPBELL, Grantor, do hereby quitclaim, transfer and convey to PATTY CAMPBELL, as tenant in common, all interest, right and ownership he may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this _____ day of _____, 2015.

MATTHEW CAMPBELL

STATE OF ~~TENNESSEE~~ Pennsylvania)

COUNTY OF ~~DAVIDSON~~ Delaware)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared MATTHEW CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be MATTHEW CAMPBELL, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and seal this the 29th day of December, 2015.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JAMES F CHARLIER
Notary Public
SPRINGFIELD TWP., DELAWARE COUNTY
My Commission Expires Jul. 27, 2018

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EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 801 on the plan of LAUREL HILL COURTYARD HOMES, formerly the Villages of Southfork Phase 1, of record in Plat Book 6900. Page 573, Register's Office for Davidson County, Tennessee, and further established by the Restated Master Deed of record in Book 8199, Page 779, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Mary L. Cunningham, an unmarried woman by Warranty Deed dated August 31, 2004, from Maurice L. Smith, a single person, and filed for record on September 15, 2004, in Instrument NO. 20040915-0110966, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patty Campbell, an unmarried woman and Eileen Campbell, unmarried and Matthew Campbell, married, tenants in common with right of survivorship by Warranty Deed dated November 8, 2012, from Mary L. Cunningham, an unmarried woman, and filed for record on November

9, 2012, in Instrument No. 20121109-0103587, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 573, Register's Office of said County.

Restated Master Deed and By-Laws of record in Book 8199, Page 779, Register's Office of said County.

Storm Water Detention Agreement of record in Book 6566, Page 208, Register's Office for said County.

Easement to BellSouth Telecommunications, Inc. as shown of record in Instrument NO. 20010607-0059700, Register's Office for said County.

Charter of Homeowner's Association of record in Book 7872, Page 388 and Amendment in Book 8209, Page 228, Register's Office for Davidson County, Tennessee.

The 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.

This is improved property known as 801 Laurel Hill Drive, Old Hickory, TN 37138.

This Deed was created with information provided by the parties, and without the aid of a title search.