BILL GARRETT, Davidson County
Trans:T20160003746 DEEDWARR
Recvd: 01/14/16 14:19 2 pgs
Fees:13.00 Taxes:499.50
20160114-0004089

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15816

Send Tax Bills To:
Mark J. Campbell
2444 Browdview Dr.
Nashville , TN 37217

New Owner is:
Mark J. Campbell
2444 Broadview Drive
Nashville, TN 37217

MAP: 149-03-0-012.00

PARCEL: 012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jason M. Barnes, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mark J. Campbell and Rhoda S. Campbell, husband and wife**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **2444 Broadview Drive, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 417 on the plan of Edge-O-Lake Estates, Section Six, of record in Book 3700, Page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jason M. Barnes, unmarried, by Warranty Deed from Andy Maloney, Trustee for The 2444 Broadview Drive Trust, recorded 9/4/14 in Instrument Number 20140904-0080889, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to

warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of January, 2016.

GRANTOR(S):

JASON M. BARNES

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jason M. Barnes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of January, 2016 .

MARC STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission ~~Expires~~:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00**.

Marlene Mitchell
AFFIANT

SWORN TO and subscribed before me this 13th day of January, 2016.

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Karen McCalla
NOTARY PUBLIC
My commission expires: March 23, 2019