BILL GARRETT, Davidson County
Trans:T20160015738 DEEDWARR
Recvd: 02/26/16 08:46 2 pgs
Fees:13.00 Taxes:728.90

20160226-0018239

Return to:
SOUTHERN LAND TITLE & ESCROW, INC.
P O BOX 217
NOLENSVILLE, TN 37135

#1293

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
The Donald Caddle and Suzanne Caddle Family 2000 Trust	(NEW OWNER)	Map 173-09-0A-
120 Promontory Drive		Parcel 087.00-CO
El Cajon, CA 92021		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Shelley R. Campbell, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Donald R. Caddle and Suzanne C. Caddle, Co-Trustees of The Donald and Suzanne Caddle Family 2000 Trust,** (The "Grantee"), **its** successors and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, being Lot or Unit No. 96 on the Plan of Revision One, Section Two, Lenox Village of record in Instrument No. 20020731-0091872, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Bing the same property conveyed to Shelley R. Campbell, unmarried by quitclaim deed dated February 28th, 2005 from Shelley R. Campbell, unmarried and Christopher K. Campbell and wife, Peggy F. Campbell, husband and wife of record in Instrument No. 20050307-0024922, said Register's Office.

This is the same legal description used in previous deed of record.

This conveyance is subject to the following:

1. **2016 Taxes, not yet due and payable.**
2. **Easement for Sanitary Sewer, Storm Drainage and Water Main with appurtenances of record in Instrument No. 20011129-01030322, said Register's Office.**
3. **Easement for Sanitary Sewer, and/or Storm Drainage of record in Instrument Nos 20011106-0121932, Book 7361, page 230, Book 7985, page 449, and in Instrument No. 20010918-0100850, said Register's Office.**
4. **Easement for water mains and appurtenances of record in Instrument No. 20011112-0123853, said Register's Office.**
5. **Easement of record in Instrument No. 20020408-0042676, said Register's Office.**
6. **Restrictions and Master Deed of record in Instrument Nos 20020315-0032825 and in 20020315-0032826, said Register's Office.**
7. **Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.**
8. **Easement for right of way and sign of record in Instrument No. 20010103-0000902, said Register's Office.**
9. **Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from diminution and pollution.**
10. **Conveyances of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record in Instrument No. 20020501-0053757, and as re-recorded in Instrument No. 20020507-0056338, said Register's Office.**
11. **Rights of others in and to the common areas of Lenox Village.**
12. **Charter of Homeowner's Association of record in Instrument No. 20010412-0045831, said Register's Office.**
13. **Any and all matters appearing of record in Plat Instrument No. 20020731-0091872, and in Book 421, page 146, said Register's Office.**

This is improved property commonly known as **640 Saint Jules Lane, Nashville, TN 37211.**

[STATE OF TN]
[COUNTY OF Williamson]

The actual consideration or value, whichever is greater for this transfer is $ 197,000.00.

Shelley R. Campbell
Affiant

Subscribed and sworn to before me this 16th day of February, 2016.

Judy Painter-Rose
My commission expires: 11-21-2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of February, 2016.

Shelley R. Campbell
Shelley R. Campbell

STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shelley R. Campbell**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at City of Nolensville, State of Tennessee, this **16th day of February, 2016.**

Judy Painter-Rose
Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY