Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160033150 DEEDWARR
Recvd: 04/22/16 09:48 2 pgs
Fees: 13.00 Taxes: 934.25
20160422-0039199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-8-18
(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jessica Burd	New Owner	160 16 0C 064.00
(NAME)	(NAME)	
435 Old Towne Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Two Thousand Five Hundred And No/100 Dollars ($252,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **David Campbell, Jr. and Savannah Campbell, husband and wife**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Jessica Burd, unmarried**, hereinafter called the Grantee, her 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 64 on the plan of The Terraces of Brentwood Chase, a Horizontal Property Regime (Private Element), The Terraces of Brentwood Chase (a revision of "Old Towne at Brentwood Chase") of record in as Instrument No. 20001030109137, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David Campbell Jr. and Savannah Campbell, Husband and Wife by Warranty Deed from Eric Cullen, unmarried dated December 28, 2012 and recorded January 3, 2013 in Instrument No. 201301030000801, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all matters appearing on the plan(s) of record; and (d) all matters referenced in the master deed and by-laws; and (e) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 435 Old Towne Drive, Brentwood, TN 37027

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, has 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.

Witness our hands this .

David Campbell, Jr.

Savannah Campbell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. David Campbell, Jr. and Savannah Campbell, husband and wife the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of April, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-161864SSO