Return To: 16-0125
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160039163 DEEDWARR
Recvd: 05/11/16 09:53 2 pgs
Fees:13.00 Taxes:710.40
20160511-0046682

ADDRESS NEW OWNER:
Natalie A. & Gregory W. Campbell
1804 Merritt Street
Old Hickory, TN 37138-2803

SEND TAX BILL TO:
The Mtg. Firm
921 Douglas Ave #200
Altamonte Springs, FL 32714

MAP/PARCEL 053-06-0B-029.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Matthew Carson and wife, Emma Carson,** has this day bargained and sold, and does hereby transfer and convey unto **Natalie A. Campbell and Gregory W. Campbell, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Phase 2, Waterford, R10 Residential P.U.D. of record in Plat Book 7900, Page (s) 412 and 413, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Carson, a single man by Warranty deed from David E. Brown and Angela M. Brown, husband and wife of record in Instrument No. 20121105-0101801 Register's Office for Davidson County, Tennessee, dated November 01, 2012 and recorded on November 05, 2012.

Emma Carson, the spouse of Matthew Carson, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Matthew Carson.

This is improved property known as: **1804 Merritt Street, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 412, and restrictions in Book 7463, page 294, Book 8694, Page 216, Book 8699, Page 462,Book 9081, Page 63, Book 9309, Page 847, Book 9432, Page 988 and Book 9530, Page 185, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of April, 2016.

Matthew Carson

Emma Carson

Emma Carson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Matthew Carson and Emma Carson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of April, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: 12-5-17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $192,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 2-6-18

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 169239