Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0259HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of May, 2016.

Notary Public
Commission Expires: 11-20-18

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

BILL GARRETT, Davidson County
Trans:T20160044194 DEEDWARR
Recvd: 05/25/16 15:20 2 pgs
Fees:13.00 Taxes:1007.14
20160525-0052778

Address of New Owner	Send Tax Bills To:	Map & Parcel
David E. Campbell 4425 Chandler Rd Hermitage, TN 37076	The Mortgage [redacted] Investors Group [redacted] E. Walker Springs Ln. Ste 200 Knoxville, TN 37923	086-03-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Eddie Jackson CPA, P.C.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David E. Campbell, married man

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 26 as shown on the map entitled Saddlebrooke, of record in Plat Book 6250, Page 940, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Eddie Jackson, CPA, P.C. by Quitclaim Deed from Barbara A. Jackson, married, dated 3/10/14 and recorded 3/11/14 in Instrument Number 20140311-0020292; and the same property previously conveyed to Barbara A. Jackson by Quitclaim Deed to his wife by Eddie Jackson, CPA, P.C., dated 7/11/13 and recorded 7/11/13 in Instrument Number 20130711-0072014; and previously conveyed to Eddie Jackson, C.P.A., P.C. by Warranty Deed from BancorpSouth Bank, dated 7/6/12 and recorded 7/11/12 in Instrument Number 20120711-0060774, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4425 Chandler Rd, Hermitage, TN 37076.

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 so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of May, 2016.

Eddie Jackson

Eddie Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eddie Jackson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of May, 2016.

Kim Gillespie

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY