WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046068 DEEDWARR
Recvd: 06/01/16 13:01 2 pgs
Fees:13.00 Taxes:876.90
20160601-0055049

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Warren J Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Fraizer	Wells Fargo Home Mortgage	05206001300
(NAME)	(NAME)	
1907 Neelys Bend Road	P.O. Box 10335	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Des Moines, IA 50306-0335	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Warren J. Campbell and Beverly Ann Campbell ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Fraizer, a ~~single~~ 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: We Me

Being Lot No. 6 on the plan of Morris Estes Subdivision of record in Book 5800, page 347, 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 Warren J. Campbell and Beverly Ann Campbell, husband and wife, by deed from Billy Joe Estes, Mary Kathleen Alexander and Morris F. Estes dated 4/22/97, of record in Book 10433, page 170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 5800, page 347, said Register's Office. Any easements not of record. Rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 926 Idlewild Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hands this 31st day of May, 2016.

Warren J. Campbell

Beverly Ann Campbell

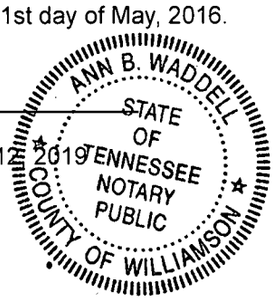
State of Tennessee
County of Williamson

Personally appeared before me Warren J. Campbell and Beverly Ann Campbell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2016.

A B Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019



File No.: 2016-037