(1)

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Jackson	New Owner	126150A21100CO
(NAME)	(NAME)	
8313 Trading Post Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **John R. Campbell, and wife and Andrea Nina Campbell ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles Jackson,*** 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:

* a single man

Being Lot No. 195 on the plan of Section Four, Boone Trace at Biltmore of record in Book 9700, Page 933, 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 John R. Campbell and Andrea Della Nina by deed dated March 15, 2000 from Fox Ridge Homes, F/K/A NVR Fox Ridge, Inc. of record in Instrument No. 200003210028653 as corrected in Instrument No. 200006200061308, Register's Office for Davidson County, Tennessee and thereafter conveyed to John R. Campbell and wife, Andrea Nina Campbell by Quitclaim deed dated January 6, 2011 of record in Instrument No. 20110113-0003502 said Register's Office.

unimproved ☐

This is improved ☑ property, known as 8313 Trading Post Court, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20160053609 DEEDWARR
Recvd: 06/23/16 11:42 2 pgs
Fees:13.00 Taxes:1128.50
20160623-0064114

Witness my/our hands this 22nd day of June, 2016.

John R. Campbell

Andrea Nina Campbell

State of Tennessee
County of Davidson

Personally appeared before me John R. Campbell and Andrea Nina 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 22nd day of June, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Jackson

