This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1247**
163514

Davidson County	**DEEDWARR**
Recvd: 08/31/16 09:51	**3 pgs**
Fees:18.00 Taxes:736.30	
20160831-0091221	

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/25/2016**, by and between **Kenneth Zarider**, parties of the first part, and **William E Campbell and Wife, Marina P. Campbell**, party of the second part, unmarried

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 26 on the Plan of Section 3, Trailwood, of record in Book 6900, Page 67, Register's Office for said County.

SAID Lot No. 26 fronts 30.00 feet on the southeasterly margin of Quail Run Court and extends back 142.13 feet on the northerly line and 139.93 feet on the southeasterly line to a dead line in the rear measuring 132.63 feet thereon.

BEING the same property conveyed to Kenneth Zarider by Warranty Deed from Greg Mitchell Glaim recorded on 02/20/2001, in Instrument No. 20010220-0015426, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **108-12-190**

☒ Improved **3328 Quail Run Court, Nashville, TN 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kenneth Zarider

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kenneth Zarider** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 25th day of August, 2016..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

****

Owner's Name: **William E Campbell and Marina P Campbell**

and Address: **3328 Quail Run Court, Nashville, TN 37214**

Mail tax bills to Volunteer Mortgage Inc
One Vantage Way Ste E240
Nashville TN 37228

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$199,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 25th day of August, 2016..

Notary Public

My Commission Expires: 10/9/19

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith