THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099230**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $88,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160087862 DEEDWARR
Recvd: 10/05/16 15:23 2 pgs
Fees:13.00 Taxes:325.60
20161005-0105473

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Campbell Investments 308 Wellington Court Madison, TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 034-03-0B-904.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Denise N. Vinson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Campbell Investments**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 904, Phase 5, Building 9, Churchill Crossing Condominium, Master Deed of record in Book 7792, Page 915, and amended in Instrument No. 20050829-0103075, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property. Description taken from Location Plan in said Master Deed and Phase Plan in said Amendment.

Being the same property conveyed to Denise N. Vinson, unmarried by Warranty Deed from William D. Castleman, Trustee, recorded on the 3rd day of May, 2007 in Instrument No. 20070503-0053191, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on recorded in Boundary Plat CHURCHILL CROSSING in Book 7900, Page(s) 25 and Exhibit A recorded in Instrument No. 20050829-0103075.

Charter of Churchill Crossing Condominium Homeowners Association, Inc. recorded in Book 7788, Page 924.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CHURCHILL CROSSING CONDOMINIUM of record in Book 7792, Page 915, as amended by instrument(s) of record in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199 and Instrument No. 20050829-0103075.

This is improved property located at 904 CHURCHILL XING Madison, TN 37115-2278.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2016.

Denise N. Vinson

STATE OF Florida)
COUNTY OF Okaloosa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Denise N. Vinson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2016.

Notary Public

My Commission Expires:

JULIE A. JOWERS
Commission # FF 907672
Expires August 6, 2019
Bonded Thru Troy Fain Insurance 800-385-7019