BILL GARRETT, Davidson County
Trans:T20160112559 DEEDWARR
Recvd: 12/21/16 13:58 2 pgs
Fees:13.00 Taxes:867.65
20161221-0134295

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of December, 2016 by and between Donald F. Campagna a single person, hereinafter referred to as GRANTOR, and Larry Charles Grimes and Krista Heather Grimes husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the plan of Phase 1 of Oak Highlands, as shown by plat of record in Book 6900, page 431-435, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald F. Campagna, a single person, by Warranty Deed, from Kurt M. Schlachter and Lisa D. Schlachter, husband and wife, dated April 27, 2011, recorded May 4, 2011, of record in Instrument No. 20110504-0034310, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 4733 Aaron Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Donald F Campagna By M. Todd Jackson as his attorney in fact

Donald F. Campagna by M. Todd Jackson attorney in fact

The signature of Donald F Campagna is signed by his duly appointed Attorney-in-fact M. Todd Jackson, pursuant to the Power of Attorney recorded in Instrument #20161221-0134294, Register's Office for Davidson County, Tennessee.

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of December, 2016 before me personally appeared M. Todd Jackson, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donald F. Campagna, and acknowledged that he/she executed the same as the free act and deed of said Donald F. Campagna.

Witness my hand, at office, this 19th day of December, 2016.

LEANN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: ~~October 21, 2020~~ My Commission Expires

Name and Address of Property Owner:
Larry Charles Grimes and Krista Heather Grimes
4733 Aaron Drive,
Antioch, TN 37013

Send Tax Statements to:

New Owner
4733 Aaron Dr
Antioch TN 37013

Map & Parcel: 173-04-0-A-068.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $234,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 19th day of December, 2016.

Notary Public

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/20/18

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-637