Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0872-16

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of January, 2017

Meredith Malloy
Notary Public
My Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

Address of New Owner	Send Tax Bills To:	
John G Campbell 2300 Hartsville Pk Gallatin, TN 37066	New Owner	Map/parcel: 173-00-0-052.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Bobby Gene Lanford, Married

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John G Campbell

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being a part of the property as shown on a survey of Jack R. Underwood, TLS# 420, and more particularly described as follows:

Beginning at a point at the intersection of Pettus Road and Blue Hole Road, said point being on the northerly boundary of Pettus Road and the easterly boundary of Blue Hole Road; thence North 11 degrees 56 minutes east 11.2 feet to a point; thence north 72 degrees 2 minutes east, 42.6 feet to a point; thence following a curve in an easterly direction 132.2 feet to a point; thence south 11.2 feet more or less to the northerly boundary of Pettus Road; and thence following the northerly boundary of Pettus Road along the curved lines back to the point of beginning and

Land in Davidson County, Tennessee according to a survey of Jack R Underwood, Tennessee Licensed Surveyor No 420 consisting of 7.3 acres, more or less and more particularly described as follows:

Beginning at a point on the Easterly boundary of Blue Hole Road, said point being 11.2 feet in a Northerly direction from the intersection of Blue Hole Road and Pettus Road; thence North 11 degrees 56' East 266.8 feet to a point; thence following the Easterly boundary of Blue Hole Road in a Northwesterly direction 970 feet to a point; thence North 56 degrees 12" East 75 feet to a point; thence South 46 degrees 30' East 375.41 feet to a point; thence South 76 degrees 25' East 379.63 feet to a point; thence South 2 degrees 31' West 514.88 feet to a point; thence South 83 degrees 38" West 291.02 feet to a point; thence South 6 degrees 22' East 279.47 feet to a point; thence in a Westerly direction 132.2 feet to a point; thence South 72 degrees 2' West 42.6 feet to the point of beginning

BEING the same property previously conveyed to Bobby Gene Lanford by Quitclaim Deed from Bobby Lanford, dated 7/7/04 and recorded 4/25/05 in Instrument No. 20050425-0045445 in the Register's Office for Davidson County, Tennessee. Julie Lanford, wife of Bobby Gene Lanford hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

BILL GARRETT, Davidson County
Trans:T20170001331 DEEDWARR
Recvd: 01/05/17 15:09 2 pgs
Fees:13.00 Taxes:444.00
20170105-0001566

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5546 Blue Hole Road Antioch, TN, 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of January, 2017

Bobby Gene Lanford

Julie Lanford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Bobby Gene Lanford and Julie Lanford, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 3rd day of January, 2017

Notary Public

My Commission Expires: 2.20.18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY