Davidson County DEEDWARR
Recvd: 03/03/17 14:50 3 pgs
Fees:18.00 Taxes:740.00
20170303-0021477

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 161210246**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2017. Notary Public My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Michael B. Jones 1713 Realtree Way Antioch TN 37013	Send Tax Bills To: Farmington Mortgage 2003 Richard Jones Rd Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 149-10-0-114.00

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, **Laura Campbell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael B. Jones, an unmarried man**, ("Grantees"), his 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 Lot No. 58 on the Plan of Section Three, Hunter's Run of record in Plat Book 9700, Page 684, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura Campbell by Warranty deed from Christopher Breslin and Judith Breslin, husband and wife of record in Instrument No. 20060908-0111376 Register's Office for Davidson County, Tennessee, dated July 18, 2006 and recorded on September 08, 2006.

Michael Woodhouse joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Laura Campbell.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 684, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 11029, Page 777, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1713 Realtree Way Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his 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, his 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 25th day of February, 2017.

Laura Campbell

Michael Woodhouse

STATE OF Wisconsin)
COUNTY OF Waukesha)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura Campbell and Michael Woodhouse, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2017.

Notary Public

My Commission Expires: 4/22/19

NOTARY PUBLIC
CHRISTOPHER P. KLAUCK
STATE OF WISCONSIN

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

