SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Terri S. Campbell
1412 Brannom Drive
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
213 W. MAIN STREET, SUITE 1
P.O. BOX 337
WOODBURY, TN 37190

MAP: 63-1
PARCEL: 42.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, the undersigned, **DOUGLAS RAY VINSON and BELINDA GAIL GARRETT,** have this day bargained and sold and do hereby transfer and convey unto, **TERRI S. CAMPBELL,** her heirs and assigns, a certain tract or parcel of realty situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING LOT NO. 10 on the Plan of Lazy Acres, as of record in Book 3500, Page 146, Register's Office for said County.

SAID LOT NO. 10 fronts 125 feet on the westerly side of Brannom Drive and extends back 304.6 feet on the northerly line and 290.5 feet on the southerly line to a dead line, measuring 176.6 feet thereon.

FOR source of title to said realty reference is made to Executor's Quitclaim Deed from Douglas Ray Vinson, Executor of the Estate of Betty Jo Vinson to Douglas Ray Vinson and Belinda Gail Garrett, dated May 27, 2014 and filed for record on June 11, 2014 in 20140611-0050638, Register's Office, Davidson County, Tennessee.

THIS property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2016 will be paid by the grantors.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

We further covenant with the said grantee, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2016 real property taxes which taxes will be paid by the grantors.

We do further covenant and bind ourselves, our heirs and assigns to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, forever, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20170020000 DEEDWARR
Recvd: 03/08/17 12:46 2 pgs
Fees:13.00 Taxes:444.00
20170308-0023028

WITNESS OUR HANDS this _____ day of November, 2016.

JOHN M. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DOUGLAS RAY VINSON

BELINDA GAIL GARRETT

STATE OF TENNESSEE)
: ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **DOUGLAS RAY VINSON and BELINDA GAIL GARRETT,** the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Madison, Tennessee, this the 14th day of ~~November~~ December, 2016.

NOTARY PUBLIC

My commission expires: 3/17/2020

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $ 120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 14th day of ~~November~~ December, 2016.

NOTARY PUBLIC

My commission expires: 3/17/2020

JOHN M. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY