SEND TAX STATEMENTS TO
NAME AND ADDRESS OF NEW OWNERS:

Gary Daniel, and wife
Sue Daniel
737 Evergreen Trail
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY
PREPARED BY:
SUSAN MELTON
ATTORNEY AT LAW
P.O. BOX 446
WOODBURY, TN 37190

MAP: 52-16
PARCEL: 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of FIFTY THOUSAND ($50,000.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, the undersigned, **THOMAS JERRELL CAMPBELL, and wife, SUE CAMPBELL** have this day bargained and sold and do hereby transfer and convey unto, **GARY DANIEL, and wife, TAMMY SUE DANIEL** their heirs and assigns, forever, a certain tract or parcel of realty situated in the Ninth (9th) Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 47 on the Plan of Marlin Meadows, Section 4, as of record in Book 2133, Page 66 and 67, Register's Office for Davidson County.

Said Lot fronts 100 feet on the north side of Evergreen Trail and runs back between lines, 158.6 feet on the west line and 259.9 feet on the east line, to a dead line in the rear, measuring 137 feet thereon.

FOR source of title to said realty reference is made to deed of record in Deed Book 9366, Page 410, Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, set-back 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 2004 will be paid by the grantees.

Thomas Campbell and Thomas Jerrell Campbell are one and the same person.

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

We covenant with the said grantees 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 2004 real property taxes, which taxes shall be paid by grantees.

BILL GARRETT, Davidson County
Trans:T20170020008 DEEDWARR
Recvd: 03/08/17 12:50 2 pgs
Fees:13.00 Taxes:185.00
20170308-0023032

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

WITNESS OUR HANDS on this the 9th day of Oct., 2004.

Thomas Jerrell Campbell
THOMAS JERRELL CAMPBELL

Sue Campbell
SUE CAMPBELL

STATE OF TENNESSEE)
: ss.
COUNTY OF CANNON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **THOMAS JERRELL CAMPBELL, and wife, SUE CAMPBELL** 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 Woodbury, Tennessee, this the 9th day of October, 2004.

Susan Melton
NOTARY PUBLIC
My Commission Expires: 4/25/05

SUSAN MELTON NOTARY PUBLIC CANNON CO. TENN

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $50,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas Jerrell Campbell
AFFIANT

Sworn to and subscribed before me, this the 9th day of October, 2004.

Susan Melton
NOTARY PUBLIC
My Commission Expires: 4/25/05

SUSAN MELTON NOTARY PUBLIC CANNON CO. TENN

a:daniel.warranty.deed
dom:6-30-04 to 9-13-04