SEND TAX STATEMENTS TO:
NAME & ADDRESS OF NEW OWNER

Tammy 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

BILL GARRETT, Davidson County
Trans:T20170024699 DEEDWARR
Recvd: 03/23/17 12:21 2 pgs
Fees:13.00 Taxes:222.00
20170323-0028498

MAP: 063-01-0
PARCEL: 008.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of all of which is hereby acknowledged. I, the undersigned, **THOMAS JERRELL CAMPBELL**, have bargained and sold and do hereby transfer and convey unto, **TAMMY SUE DANIEL**, her heirs and assigns, forever, a certain tract or parcel of realty situated in the Eleventh (11th) Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

LAND in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being a part of Lot No. 5 on the unrecorded plan of L.J. Gee Estate, described according to a survey made by Norris H. Hickerson, Surveyor, October 3, 1946, as follows:

BEGINNING on the northerly margin of Nawakwa Trail 759 feet east of the northeast corner of Nawakwa Trail and Neely's Bend Road, said beginning point being the exact middle of said Lot No. 5 in said unrecorded plan; thence eastwardly along the northerly margin of Nawakwa Trail for a distance of 75 feet to a point; thence extending back between two parallel lines for a distance of 300 feet to a dead line in the rear measuring 75 feet thereon.

FOR source of title to said realty reference is made to Quitclaim Deed from Valma Campbell to Thomas Jerrell Campbell dated May 11, 1992 and recorded on May 14, 1992 in Book 8626, Page 261, Register's Office, Davidson County, Tennessee.

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

SUE MASON CAMPBELL enters into the execution of this instrument, for the purpose of conveying any and all interest she may have in and to said realty by virtue of his marriage to the said THOMAS JERRELL CAMPBELL or otherwise.

POSSESSION of premises with possession of deed.

REAL PROPERTY TAXES for 2012 will be assumed by grantor.

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 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 2012 real property taxes, which shall be paid by grantor.

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 grantee, her heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND on this the 1st day of ~~November~~ December, 2012.

Thomas J Campbell
THOMAS JERRELL CAMPBELL

Sue Mason Campbell
SUE MASON 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 MASON 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 1st day of ~~November~~ December, 2012.

NOTARY PUBLIC
My Commission Expires: 10/23/16

SUSAN MELTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF CANNON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $60,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas J Campbell
AFFIANT

Sworn to and subscribed before me, this the 9th day of ~~November~~ March, ~~2012~~ 2017.

Anita C. Parton
NOTARY PUBLIC
My Commission Expires: 10/27/2019

ANITA C. PARTON STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY