TN178 737

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 21st day of April 2017.

Notary Public

My commission expires: 7.30.17

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-30-2017

BILL GARRETT, Davidson County
Trans:T20170034603 DEEDWARR
Recvd: 04/25/17 09:36 2 pgs
Fees:13.00 Taxes:555.00
20170425-0040299

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashley Adele Campbell	New Owner	**02606002100**
110 Butleigh Court		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Kathy J. Hammer, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Adele Campbell, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 21 on the Plan of Windsor Green, Phase 1, Section 1, of record in Plat book 6250, page 31, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathy J. Hammer, unmarried, from Carrie Schreiner nka Carrie Clark and husband, Jerry W. Clark, II, by Warranty Deed dated June 7, 2016, of record in Instrument No. 20160613-0059831, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

The following Judgment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of record prior to issuance of their policy or proof that the borrower is not one and the same person against whom said Judgment was filed: Judgment entered March 3, 2010, in Docket No. 09GC26089, Metropolitan General Sessions Court, Davidson County, Tennessee, in favor of FIA Card Services, National Association, against Ashleigh J. Campbell, in the amount of $4,489.61, of record in Instrument No. 20100322-0021429, Register's OFfice for Davidson County, Tennessee.

All matters as shown on the plat of record in Plat Book 6250, page 31, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 110 Butleigh Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of April, 2017.

Kathy J. Hammer

Kathy J. Hammer

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Kathy J. Hammer, the within named Grantor(s), 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 for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2017.

Debra Paulsson

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER