This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Michael W. Campbell
5344 Sunnyvale Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Fairway Independent Mortgage Corp.
2021 Richard Jones Rd, Suite 350C
Nashville, TN 37215

MAP	**176-5**
GROUP	**A**
PARCEL	**112.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jaime Foster Horton (fka Jaime F. Foster) and Michael Horton, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael W. Campbell, unmarried and Sharon P. Campbell, unmarried**, 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. 103 on the Plan of Hickory Woods Estates, Section C, as shown by plat and survey of record in Plat Book 6900, page 884-887, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jaime F. Foster by deed dated January 29, 2003 from Leo D. Choate, Sr. and wife, Beyra Esther Choate of record in Instrument no. 20030130-0013065, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20170045376 DEEDWARR
Recvd: 05/30/17 09:21 3 pgs
Fees:18.00 Taxes:665.63
20170530-0053100

This is **improved** property known as **5344 Sunnyvale Drive, Antioch, Tennessee 37013.**

***Michael Horton, spouse of ~~Jamie~~ Jaime Foster Horton, hereby joins in this conveyance, transferring all his right, title and interest in said property, marital or otherwise.**

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, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **26th** day of **May, 2017.**

Jaime Foster Horton

Jaime Foster Horton

Michael Horton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jaime Foster Horton and Michael Horton, wife and husband**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of May, 2017.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/7/2020

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $179,900.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of May, 2017.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/7/2020

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020