PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE. #540
NASHVILLE TN 37203

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065273 DEEDWARR
Recvd: 07/31/17 10:12 2 pgs
Fees: 13.00 Taxes: 1017.50
20170731-0077168

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Jennifer Weller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2017.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-060095

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wade Levi Everhart and wife, Teresa Altona Everhart	New Owner	
(NAME) 310 Browning Rd.	(NAME)	119-04-0-083.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PATRICK CAMPBELL AND WIFE, GEMMA L. CAMPBELL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WADE LEVI EVERHART AND WIFE, TERESA ALTONA EVERHART, 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. 140 on the Plan of Glencliff Estates, Section 6, of record in Plat Book 2133, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick Campbell by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation, of record in Instrument No. 20060705-0080483, Register's Office for Davidson County, Tennessee, dated June 29, 2006 and recorded on July 05, 2006.

Being the same property conveyed to Patrick Campbell A/K/A Patrick R. Campbell and wife, Gemma L. Campbell, tenants by the entirety by Quitclaim Deed from Patrick Campbell A/K/A Patrick R. Campbell of

record in Instrument No. 20100419-0029223, Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on April 19, 2010.

unimproved ☐
This is improved ☒ property, known as 310 Browning Rd., Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

Witness our hands this 27th day of July, 2017.

Patrick Campbell

Gemma L. Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of July 2017, before me personally appeared Patrick Campbell and wife, Gemma L. Campbell to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 27 day of July 2017.

Commission Expires: 10.12.19

Notary Public

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires