WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$218,000.00~~ $215,900.00 (B)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joshua E. Campbell, a single man	new owner	7-14-2 7-14-3
(NAME)	(NAME)	
2005 and 0 Sadie Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170078294 DEEDWARR
Recvd: 09/07/17 09:53 2 pgs
Fees: 13.00 Taxes: 798.83
20170907-0091917

For and 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 acknowledged, I/we, Michael R. Hinton and wife, Cynthia M. Moore-Hinton , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Joshua E. Campbell, a single man, 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:

BEING Lot No. 41 on the Plat of Grizzard Manor of record in Plat book 4675, page 40, Register's Office for Davidson County, Tennessee

Said Lot 41 fronts 182.68 feet on the Southerly margin of Sadie Lane and extends back 200.0 feet on the Easterly line and 205.0 feet on the Westerly line to a line on the rear which is a broken line on which is measures 247.8 feet.

BEING the same property conveyed to Michael R. Hinton and wife, Cynthia M. Moore Hinton by Warranty Deed from Robert Steven Head dated August 28, 2014 and filed of record in Instrument 20140903-0080214, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

A triangular tract of land shown as Reserved parcel "A" on the plat of Grizzard Manor Section III as of record in Plat book 4675, page 40, Register's Office for Davidson County, Tennessee.

Said parcel fronts 45.3 feet on the southern side of Sadie Lane and runs back 102.4 feet on the Easterly line and 111.97 feet on the Westerly line to a point.

BEING the same property conveyed to Robert P. Head and wife, Frances J. Head by Warranty Deed from Goodlettsville Development Company, Inc., dated November 22, 1976 and filed of record in Book 5094, page 246, Register's Office for Davidson County, Tennessee. The said Robert P. Head pre-deceased Frances J. Head, having died on or about December 27, 2008, leaving the said Frances J. Head, the surviving tenant by the entirety and sole owner of said land. Frances J. Head died testate on or about December 24, 2014, a citizen and resident of Davidson County, Tennessee, her heirs being Robert Head, Jr., Robin Leigh Head, Mary Elizabeth Head, Melanie Christine Head and Timothy Steven Head.

BEING the same property conveyed to Michael R. Hinton and wife, Cynthia M. Moore Hinton by Quitclaim Deed from Robert Head, Jr., Robin Leigh Head, Mary Elizabeth Head, Melanie Christine Head and Timothy Steven Head dated August 28, 2017 and filed of record in Instrument 20170907-0091916 , , Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4755, page 905, Register's Office for said County, Agreement for Dedication of Easement for Sanitary Pumps/Service Lines, Ingress, Egress Purposes and Appurtenances in Instrument 20021028-0131668, Register's Office for said county.
and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2005 and 0 Sadie Lane, Goodlettsville, TN 37072
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of August, 2017

Michael R. Hinton

Cynthia M. Moore-Hinton

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael R. Hinton and wife, Cynthia M. Moore-Hinton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2017.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY