This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17511

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 61288-39841

Bill Garrett Davidson County
Batch# 6290 **DEEDWARR**
10/02/2017 10:04:47 AM 2 pgs
Fees: $13.00 Taxes: $1,063.77

20171002-0100331

Send Tax Bills To:

New Owner

New Owner is:
Dylan S. Campbell
5016 John Hager Road
Hermitage, TN 37076

MAP: 098-09-0

PARCEL: 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Meghann Wright and Christopher Wright, wife and husband**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dylan S. Campbell and Courtney Campbell, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **5016 John Hager Road, Hermitage, TN 37076**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Phase One, Windchase, as of record in Book 9700, Page 671, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Meghann Wright and Christopher Wright, wife and husband, by Quitclaim Deed from Christopher A. Wright and Meghann E. Langford (now Meghann Wright), dated 10/12/16 and recorded 10/19/16 in Instrument No. 20161019-0110513; and being the same property previously conveyed to Christopher A. Wright, unmarried and Meghann E. Langford, unmarried, by Warranty Deed from Kevin J. Flemming and wife, Delaina J. Flemming, dated 5/15/14 and recorded 5/19/14 in Instrument Number 20140519-0042850, Register's Office for Davidson County, Tennessee.

CW MW

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of September, 2017.

GRANTOR(S):

MEGHANN WRIGHT

CHRISTOPHER WRIGHT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Meghann Wright and Christopher Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of September, 2017.

Margaret H. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$287,505.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of September, 2017.

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My commission expires: May 22, 2019