Bill Garrett Davidson County
Batch# 7838 DEEDWARR
10/03/2017 01:55:01 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20171003-0101317

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Ortale, Kelley, Herbert & Crawford
330 Commerce Street, Suite 110
Nashville, TN 37201

R 18 +

ADDRESS NEW OWNER:
Michael C. McGraw
735 Tulip Grove Road, apt. 108
Hermitage, TN 37076

SEND TAX BILL TO:
SUCCESS MORTGAGE PARTNERS, INC.
17380 N. Laurel Park Dr.
SUITE 150C
Livonia, MI 48152

MAP/PARCEL 075-12-0F-005.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David L. Campbell, II, and Whitney L. Campbell, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Michael C. McGraw and Stephanie K. McGraw, husband and wife, hereafter called the GRANTEES,** their heirs, and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 108, also known as Parcel 5, on the Plan of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 20050525-0059119, as amended in Instrument 20080103-0000699 and Instrument 20120521-0043906, in the Register's Office for said County, to which reference is hereby made for a more accurate description and location of said Unit.

Being the same property conveyed to David L. Campbell II by Warranty deed from Stephanie L. Willis and husband, John D. Willis of record in Instrument No. 20140807-0071173 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on August 07, 2014.

David L. Campbell, and David L. Campbell II, are one in the same.

This is improved property known as: **735 Tulip Grove Road, apt. 108, Hermitage, Tennessee 37076**

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

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 warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 29th day of September, 2017.

WITNESS MY HAND on this the 29th day of September, 2017

David L Campbell, II by Toni Busker as Attorney in Fact

David L. Campbell II, by Toni Busker, as Attorney in Fact

Recorded in Instrument# *, Davidson County, TN

Whitney L Campbell, by Toni Busker as Attorney in Fact

Whitney L. Campbell, by Toni Busker, as Attorney in Fact

Recorded in Instrument# *, Davidson County, TN

* 20171003-0101316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toni Busker, as attorney-in-fact for David L. Campbell, II, and Whitney L. Campbell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said David L. Campbell, II, and Whitney L. Campbell, the within named bargainors, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Toni Busker, , and recorded simultaneously herewith in Instrument # 20171003-0101316 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 29 day of Sept, 2017.

Jodie D Pelley
Notary Public

Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $205,000.00.

Jon Shoulders
AFFIANT

Subscribed and sworn to before me this the 29th day of September, 2017.

Jodie D Pelley
NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020