WARRANTY DEED

Bill Garrett Davidson County
Batch# 21434 **DEEDWARR**
11/02/2017 12:22:15 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20171102-0112599

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Timothy Garrett
Affiant

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

PATRICK MOORE NOTARY PUBLIC My Comm Exp. 4-20-19 COUNTY OF SUMNER

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).:
Timothy Garrett and Tammy Garrett	Mortgage Lenders of America	54-13-16
(NAME) 3248 Lakeshore Drive	(NAME) 10975 ET Monte St.	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Overland Park, KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172428

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, **Daniel Cason Campbell, a single person,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Timothy Garrett and Tammy Garrett, a married couple**, 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 situated in the 4th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being part of Lot No. 16, of Section II, on the plan of Life & Casualty Insurance Company's Subdivision at Dupontonia, which is of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee, to which record reference is hereby made and being more particularly described as follows:

BEGINNING at a spike in the center of Lakeshore Drive, at the southwest corner of the property conveyed to C. A. Wilson and wife, by Joe W. Baines and wife, as of record in Book 4096, Page 486; thence leaving said Pike, North 36 deg. 09 min. West 360.8 feet to an iron stake in the line between Lots 16 and 17; thence along the line of said lots, North 41 deg. 36 min. East 131.8 feet to an iron stake; thence South 27 deg. 13 min. East 409.5 feet to a point in the centerline of Lakeshore Drive; thence with the center of the same, South 67 deg. 25 min. West 67.1 feet to the **POINT OF BEGINNING**.

Being the same property conveyed to Daniel Cason Campbell, married, by Warranty Deed from David M. Blackburn and Linda S. Blackburn, husband and wife, dated September 27, 2013 and filed of record in Instrument No. 20131004-0104796, Register's Office for Davidson County, Tennessee.

Subject to title to that portion of the premises embraced within in bounds of Lakeshore Drive and any other roads, highway, streets or avenues.

Unimproved ☐

This is improved ☒ property, known as 3248 Lakeshore Drive, Old Hickory, TN 37138
(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 October, 2017

Daniel Cason Campbell

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel Cason Campbell, 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 October, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY