**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-1187HV

Bill Garrett Davidson County
Batch# 30236 **DEEDWARR**
11/27/2017 03:55:48 PM 2 pgs
Fees: $13.00 Taxes: $503.20

20171127-0120893

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of November, 2017.

Notary Public
Commission Expires: 11/20/18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Courtney L. Campbell<br>3355 Lakeside Place<br>Hermitage, TN 37076 | FirstBank C/O Cenlar<br>P.O. Box 202028<br>Florence, SC 29502-2028 | 086-13-0-011.00 |

## WARRANTY DEED

FOR AND IN 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,

**Matthew James Robison and Ellen Marie Robison, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Courtney L. Campbell, an unmarried woman**

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. 57B on the Plan of Lakeside Woods Estates, Section Two, Zone Lot Division, Lots 12, 57, 63 and 82, as shown by plat appearing of record in Plat Book 6900, Page 244, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Matthew James Robison and Ellen Marie Robison, by Warranty Deed from Kevin Lee Walker and Joseph Calvin Walker, devisees of the Last Will and Testament of William Allen Shelow, deceased, dated 5/9/13 and recorded 5/17/13 in Instrument No. 20130517-0050148, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3355 Lakeside Place, Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of November, 2017.

Matthew James Robison

Ellen Marie Robison

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew James Robison and Ellen Marie Robison** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of November, 2017.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY