Bill Garrett Davidson County
Batch# 34557 DEEDWARR
12/07/2017 01:34:10 PM 2 pgs
Fees: $13.00 Taxes: $5,364.63

20171207-0125097

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,449,900.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Campbell	New Owner	102-12-0
(NAME)	(NAME)	(MAP)
6732 Darden Place		071.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Nashville Construction Company Inc., a Tennessee corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Sarah Campbell, Trustee of the Sarah Campbell Family Trust, dated September 21, 2012, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Hillwood Estates, Section Nine - Part Two of record in Plat Book 2331, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nashville Construction Company, Inc., a Tennessee Corporation by Warranty Deed from Ryan McGraw and wife, Anne McGraw of record in Instrument No. 20161017-0109336 Register's Office for Davidson County, Tennessee.

Sarah Jan Campbell and Sarah Campbell, being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6732 Darden Place, Nashville, Tennessee 37205

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

Witness my/our hand(s) this 30th day of November, 2017.

Nashville Construction Company, Inc.

Jennifer D. Stacey, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jennifer D. Stacey, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Authorized Agent of Nashville Construction Company, Inc. the within named bargainor, a corporation, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jennifer D. Stacey, as such Authorized Agent.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of November 30, 2017.

Notary Public

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/8/21