STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $317,000.00 (Three Hundred Seventeen Thousand).

AFFIANT

Subscribed to and sworn before me this 26th day of January, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

Bill Garrett Davidson County
Batch# 52885 DEEDWARR
01/30/2018 09:55:23 AM 2 pgs
Fees: $13.00 Taxes: $1,172.90
20180130-0009297

THIS INSTRUMENT PREPARED BY
~~**AND PLEASE RETURN TO:**~~
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-RES-18-513

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Philip P. Campbell and Holly S. Stewart 513 East Campbell Road Madison, TN 37115	new owners	04203011400

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, **HANSON B. SKELTON, JR., married, MITCHELL B. SKELTON AND VICKI L. SKELTON, HUSBAND AND WIFE, MARSHA LOUISE ALSUP, married, AND SHERALYN E. SHELTON, married, and MITCHELL B. SKELTON, EXECUTOR OF THE ESTATE OF MARGARET S. SkELTON** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PHILIP P. CAMPBELL, an unmarried man AND HOLLY S. STEWART, an unmarried woman, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land lying in the 11th Civil District, described according to a copy of a survey made by Harvey Gee, Surveyor, dated July 1, 1964 as follows:

Beginning in the South margin of Campbell Road, 593.25 feet East from the Easterly margin of Ronnie Road, being the Northeast corner of a tract recently conveyed to J.C. Thompson Construction Company Inc.; thence along a margin of Campbell Road, South 87° 01.5' East 113 feet to a point; thence South 2° 58.5' West 341.7 feet to a point; thence South 79° 28.5' West 116.2 feet to the Southeast corner of the Lot heretofore conveyed to Thompson Construction Company, as aforesaid; thence along the line of said Lot, North 2° 58.5' East 368.8 feet to the point of beginning.

Being the same property conveyed to Hanson Bland Skelton and wife, Margaret S. Skelton by deed from J.C. Thompson Construction Company, Inc., a Tennessee corporation, of record in Book 3941, page 259. The said Hanson Bland Skelton died March 21, 2001 leaving his wife, Margaret S. Skelton as surviving tenant by the entirety. The said Margaret S. Skelton having since died September 3, 2006, testate and by Item IV, Part 3 of her Last Will and Testament filed as Probate File No. 06P1489 in the Seventh Circuit for Davidson County Probate Division, property was devised Hanson B. Skelton, Jr., Mitchell B. Skelton, Marsha Louise Alsup and Sheralyn E. Shelton.

Vicki L. Skelton, spouse of Mitchell B. Skelton, joins in this conveyance to relinquish any and all rights, especially martial rights, which she may have in said property, by virtue of the marriage.

Hanson B. Skelton, Jr., Marsha Louise Alsup and Sheralyn E. Shelton, hereby make oath that the above described property has never been the marital residence of Hanson B. Skelton, Jr., Marsha Louise Alsup and Sheralyn E. Shelton.

This is improved property known as 513 E. Campbell Road, Madison, Tennessee, 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **513 EAST CAMPBELL ROAD** **MADISON, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 26th day of January, 2018

Hanson B. Skelton, Jr.

Martha Louise Alsup

Mitchell B. Skelton, Individually and as Executor of the Estate of Margaret S. Skelton

Vicki L. Skelton

Sheralyn E. Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of January, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Hanson B. Skelton, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 26th day of January, 2018.

Notary Public

Commission Expires: 01.03.2022

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 3, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of January, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mitchell B. Skelton and Vicki L. Skelton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 26th day of January, 2018.

Notary Public

Commission Expires: 01.03.2022

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 3, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of January, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mitchell B. Skelton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Executor of The Estate of Margaret S. Skelton, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 26th day of January, 2018.

Notary Public

Commission Expires: 01.03.2022

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 3, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of January, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Marsha Louise Alsup** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 26th day of January, 2018.

Notary Public

Commission Expires: 01.03.2022

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 3, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of January, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sheralyn E. Shelton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 26th day of January, 2018.

Notary Public

Commission Expires: 01.03.2022

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 3, 2022