PREPARED BY:
Tanya Fox/Mortgage Connect
260 Airside Drive
Moon Township, PA 15108

Bill Garrett Davidson County
Batch# 55868 DEEDQC
02/06/2018 11:01:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180206-0011949

MAIL TAX STATEMENTS TO: JAMES W CAMPBELL , 3107 CROSSWOOD Drive, NASHVILLE, TN 37214

Deed Exemption Clause – 66-5-209 (5)

Warranty Deed

File No: 913133

THIS INDENTURE, made and entered into this 21 day of Oct, 20 17, by and **between James W. Campbell,** party of the first part, **James W. Campbell and Linda M. Campbell, husband and wife** and party of the second part,

BEING the same premises which Deborah J. Campbell in deed dated 12/16/1987 and recorded 01/04/1988 in the DAVIDSON County Recorder's Office in Deed Book Volume 7442 Page 388, granted and conveyed to James W. Campbell, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

James W. Campbell

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James W Campbell to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21 day of Oct, 2017.

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 11/03/20

Oath of Value

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21 day of October, 2017

Notary Public

My Commission Expires: 11/03/20

TAXPAYER / OWNER: JAMES W CAMPBELL
PROPERTY ADDRESS: 3107 CROSSWOOD Drive, NASHVILLE, TN 37214

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00.

Subscribed and ~~sworn to before~~ me this 21ST day of Oct, 2017

Notary Public
My Commission expires: 11/03/20

STATE OF TENNESSEE NOTARY PUBLIC ANN STATHOS DAVIDSON COUNTY

Acknowledgement Form

State of TN)

)ss.:

County of Davidson)

On the 21 day of October in the year 2017 before me, the undersigned notary public, personally appeared James W. Campbell, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____ Notary Public

My Comp 11/03/20

ANY STATHOS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A
Legal Description

The following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 558, on the Map of Cloverhill Subdivision, Section VIII, as of record in Book 2331, Page 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 558 fronts 94.6 feet on the southerly side of Crosswood Drive and runs back 376.1 feet on the west line and 325.1 feet on ti1e east line ·of a dead line, measuring 60 feet thereon.

Being the same property as conveyed from Deborah J Campbell to James W Campbell as set forth in Deed Book 7442 Page 388 dated 12/16/1987, recorded 01/04/1988, DAVIDSON County, TENNESSEE.

09610026300

True Copy Certification

I, CHRIS CARNRIGHT, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Mark J Appugliese, the undersigned officer, personally

Appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that HE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES