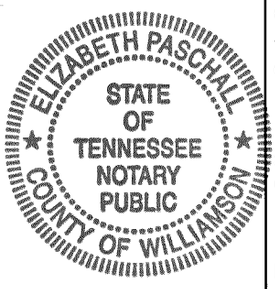
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 5/30/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick O'Neal Maynord	First Tennessee Bank	154-00-0-114.00
(NAME)	(NAME)	
8610 Poplar Creek Rd	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Kerry G. Campbell and Roberta G. Campbell, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick O'Neal Maynord and Mary Elizabeth Maynord, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, State of Tennesee, described as follows: to-wit:

Beginning at a point in the center of Poplar Creek Road, southwest corner of a 5.00 acre tract, tract 4 of Division of Goodall Bailey property, then with center of road, North 71 deg. 08 min. 40 sec. West, 226.12 feet, then with a curve to the right, delta 04 deg. 01 min. 39 sec., radius 847.19 feet, Chord North 69 deg. 07 min. 50 sec. West 59.54 feet a distance of 59.55 feet, then leaving road, with the east line of tract 2 of the Division of part of Goodall Bailey property, North 02 deg. 07 min. 26 sec. East, 607.89 feet to an iron rod; then with Goodall Bailey property, South 77 deg. 38 min. 37 sec. East, 172.94 feet, to an iron rod, South 70 deg. 38 min. 13 sec. East 254.34 feet to an iron rod, then with the west line of said tract 4 of Division of Goodall Bailey property, South 13 deg. 56 min. 56 sec. West, 403.04 feet to an iron rod, South 18 deg. 51 min. 20 sec. West, 200.00 feet to the beginning, containing 5.00 acres more or less and being tract 3 of the according to a survey by Perry A. Chapdelaine, Jr., 3/21/84.

Being the same property conveyed to Kerry G. Campbell and wife, Roberta G. Campbell, by Warranty Deed from Neal W. Carter and wife, Ann R. Carter, dated April 30, 1984, of record in Book 6285, page 895, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8610 Poplar Creek Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 64319 DEEDWARR
03/02/2018 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20180302-0019760

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Restrictions of record in Book 6285, page 895; Right of way of Poplar Creek Road; All matters according to a survey by Perry A. Chapdelaine, Jr., 3/21/84; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 28th day of February, 2018.

Kerry G. Campbell

Roberta G. Campbell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kerry G. Campbell and Roberta G. Campbell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of February, 2018.

Notary Public
My Commission Expires: 6/12/21

File No.: 26976

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021

True Copy Certification

I, Alyssa Rayne, 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 that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

