WARRANTY DEED

KAREN E. TINDALL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00

Richard Hall
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MARCH, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: DECEMBER 20, 2020
NOTARY PUBLIC COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste 190, Brentwood, TN 37027
file # 18-4387N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jessica Campbell	Jessica Campbell	175-02-0B-029.00-CO
1525 Sprucedale Drive	1525 Sprucedale Dr	
Antioch, TN 37013	Antioch, TN 37013	

Bill Garrett Davidson County
Batch# 73648 **DEEDWARR**
03/27/2018 09:57:25 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20180327-0028472

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SEJLA JUSUFOVIC, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JESSICA CAMPBELL, A SINGLE WOMAN

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 in the first Civil District of Davidson County, Tennessee, being all of Unit No. 4605, Old Hickory Commons, Section Two, filed for record as Instrument Number 20081117-0113467 and amended in Instrument Number 20130322-0028759 and further amended in Instrument Number 20140207-0011094, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Old Hickory Commons, LLC, a Tennessee limited liability company by Warranty Deed from Luther Marie Vaughn, Trustee U/A/D October 30, 1998 of the Vaughn Revocable Living Trust Agreement, of record in Instrument No. 20050415-0042164, Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 15, 2005. (Value or consideration as shown in aforementioned deed $1,178,385.00.)

Being the same property conveyed to Ole South Properties, Inc., a Tennessee corporation by Quitclaim deed from Old Hickory Commons, LLC, a Tennessee limited liability company of record in Instrument No 20160511-0046776 Register's Office for Davidson County, Tennessee, dated May 09, 2016 and recorded on May 11, 2016. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Sejla Jusufovic, an unmarried woman by Warranty deed from Ole South Properties, Inc., a Tennessee corporation of record in Instrument No. 20160622-0063662 Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on June 22, 2016. (Value of consideration shown in aforementioned deed $129,990.00.) Being also known as 1525 Sprucedale Drive Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1525 Sprucedale Drive, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 26th day of March, 2018.

Sejla Jusufovic

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SEJLA JUSUFOVIC, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of March, 2018.

Notary Public

My Commission Expires: 3/26/18

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

File #: 18-4387N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027