Bill Garrett Davidson
Batch# 76402 DEEDWARR
04/04/2018 03:39:11 PM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20180404-0031802

WARRANTY DEED

THIS INDENTURE, made and entered into to be effective as of the **29th day of March, 2018**, by and between **Jake Hamilton Martin, married**, party of the first part, and **Ryan Campbell and wife, MARY M. Campbell**, party of the second part,

WITNESSETH: That for and in consideration of Ten 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 the County of **Davidson**, State of **Tennessee**:

Lot 36, on the Plan of Section 7, Brentview Hills of record in Plat Book 4175, Page 89, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 20130812-0084222 in the Register's Office of Davidson County, Tennessee.

Title to the above described property is vested in Jake Hamilton Martin. Daphne Martin, wife of the said Jake Hamilton Martin for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell, convey, and confirm unto the party of the second part, her heirs and assigns, all rights, claims and interest of every kind, character, and description whatsoever which she may now have or hereafter may acquire, but the said Daphne Martin does not join in the covenants and warranties of this indenture.

This is to certify that Jake Martin is one and the same person as Jake Hamilton Martin.

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.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

Restrictions of record in Book 4404, Page 813; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 4175, Page 89; Easements of record in Book 2274, Page 425 and Book 2595 Page 534, all in the aforesaid Register's Office; and 2018 Davidson County real estate taxes, which the party of the second part hereby assumes and agrees to pay;

and that the title and quiet possession thereto they 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 in 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.

Jake Hamilton Martin

Daphne Martin

****

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jake Hamilton Martin and Daphne Martin** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 29 day of March, 2018.

MY COMMISSION EXPIRES MAY 5, 2019

LISA S. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires:

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(FOR RECORDING DATA ONLY)

Property Address:
504 Dillard Court
Nashville, TN 37220

Property Owner:
Ryan Campbell & Molly Campbell
504 Dillard Court
Nashville, TN 37220

Ward, Block & Parcel Number:
160-04-0-143.00

Mail tax bills to:
LEGACY HOME LOANS LLC
8119 ISABELLA LN
BRENTWOOD, TN 37027

This instrument prepared by:
Stanley & Rainey, P.C.
7515 Corporate Centre Drive
Germantown, TN 38138

Stanley & Rainey, P.C.#: 20180113

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 $499,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
Affiant

Subscribed and sworn to before me this the 29th day of March, 2018.

Notary Public

My Commission Expires:

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021