Bill Garrett Davidson County
Batch# 82053 DEEDWARR
04/18/2018 08:32:48 AM 2 pgs
Fees: $13.00 Taxes: $752.95
20180418-0036316

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Mary Evelyn Forrester
263 Harbor Village Dr.
Madison, TN 37115

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#034070A07100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe Michael Campbell, a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Mary Evelyn Forrester**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 53** on the **Plan of Harbor Village, Phase IV of Townhouses Property Line Exhibit Revision I, Horizontal Property Regime**, as shown by plat and survey of record in Instrument #20030611-0080857, as amended in Instrument #20030723-0102986, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe Michael Campbell, an unmarried man, by Warranty Deed dated May 9, 2014, from Vickie Harlan, a single woman, of record in Instrument #20140513-0040932, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

This is **improved** property known as **263 Harbor Village Dr., Madison, Tennessee 37115.**

GRANTOR covenants that this property is not his marital residence and is therefore not subject to any marital rights.

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, her heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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, this the **13th** day of **April, 2018.**

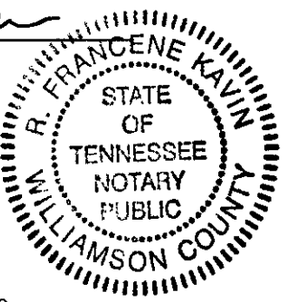
Joe Michael Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joe Michael Campbell,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of April, 2018.

R. Francene Kavin
NOTARY PUBLIC



My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $203,500.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 10/31/2020

