WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(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
Nolan Verner	New Owner	187-05-A-123.00 CO
(NAME)	(NAME)	Bill Garrett Davidson County
713 Westcott Lane		Batch# 84126 **DEEDWARR**
(ADDRESS)	(ADDRESS)	04/24/2018 09:02:38 AM 2 pgs
Nolensville, TN 37135		Fees: $13.00 Taxes: $1,073.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180424-0038307

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, **Todd S. Campbell and Victoria Campbell, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nolan Verner and Tory Verner, 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:

Land in Davidson County, Tennessee, being Lot No. 123, as shown on the Final Plat of Burkitt Springs Phase 1, of record as Instrument No. 20140115-0004012, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Todd S. Campbell by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated October 7, 2015, of record in Instrument No. 20151015-0104800, Register's Office for Davidson County, Tennessee.

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; all matters appearing on the Plan of record in Instrument No. 20140115-0004012; Restrictions of record in Instrument No. 20140100-0002949; Restrictive covenants for stormwater facilities and systems of record in Instrument No. 20130514-0048379; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 713 Westcott Lane, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of April, 2018.

Todd S. Campbell

Victoria Campbell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Todd S. Campbell and Victoria 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 20th day of April, 2018.

Notary Public
My Commission Expires: _____

File No.: 27258

