Bill Garrett Davidson County
Batch# 95078 DEEDWARR
05/21/2018 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20180521-0048680

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1207TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,900.00.

Affiant DELBERT CAMPBELL

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of May, 2018.

Notary Public
Commission Expiration: 3/22/22

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Delbert Campbell 879 Daybreak Drive Antioch, TN 37013	SAME AS NEW OWNER	174 13 0A 119.00

WARRANTY DEED

FOR AND IN 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, **Jacob W. Holland and Heather Marie Holland, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Delbert Campbell, married,** 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:

Property known as 879 Daybreak Drive Antioch, TN 37013, County of Davidson to wit:

Being Lot Number 119, Sunset Hills, Phase Four, as shown of record in Instrument No. 20150211-0012821, 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 Jacob W. Holland and Heather Marie Holland, husband and wife, by deed from Lake Forest Homes, Inc., dated 06/12/2015 filed and recorded 06/18/2015 of record as Instrument No. 20150618-0058488, said Register's Office.

Tax Map and Parcel ID is as follows 174 13 0A 119.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 879 Daybreak 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, 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 my hand this 16th day of May, 2018.

Jacob W. Holland

Heather Marie Holland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of May, 2018, before me personally appeared **Jacob W. Holland and Heather Marie Holland**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 16th day of May, 2018.

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
Commission Expiration: 3/22/22

LTE File No.: 18-1207TN

True Copy Certification

I, **Chasity Petty**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: 3/31/2020

