Bill Garrett Davidson County
Batch# 98822 **DEEDWARR**
06/01/2018 10:35:20 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20180601-0052231

WARRANTY DEED

EDWARD B. BALDWIN III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day MAY of 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thomas Campbell and Dena Campbell	New Owner	173 05 0B 021.00
(NAME)	(NAME)	
1857 Cottage Grove Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars ($289,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Karen C. Kirchner**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas Campbell and Dena Campbell, 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 number 21 on the plan of Cottage Grove of record in Instrument Number 20071213-0143631, voided and vacated by Cottage Grove, Revision 1 plat of record in Instrument No. 20100406-0025553, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen C. Kirchner, unmarried by Special Warranty Deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, dated June 4, 2010 and recorded June 8, 2010, in Instrument No. 201006080044367, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1857 Cottage Grove Way, Antioch, TN 37013

File Number: MFR-183184SSO

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, has 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 22 day of May, 2018

Karen C. Kirchner

STATE OF OREGON

COUNTY OF Lane

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Karen C. Kirchner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~23rd~~ 22nd of May, 2018.

Notary Public

My Commission Expires: April 26, 2019

(SEAL)

OFFICIAL STAMP
TERRY DEAN CRANE
NOTARY PUBLIC - OREGON
COMMISSION NO. 938058
MY COMMISSION EXPIRES APRIL 26, 2019

File Number: MFR-183184SSO