

Bill Garrett Davidson County
Batch# 111382 DEEDWARR
07/02/2018 10:58:07 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00



20180702-0063783

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALU
|WHICHEVER IS GREATER, FOR THIS TR
|**$290,000.00**

|Affiant

Warranty Deed

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 13223

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th day of June, 2018.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. Cokkinias Tessa Cokkinias 4425 Chandler Road Hermitage, TN 37076	Churchhill Mortgage Co. 761 Old Hickory Blvd. Suite 400 Brentwood, TN 37027	086 03 007.00

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,

David E. Campbell, married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tessa Cokkinias, a single woman, and Timothy Cokkinias, a married man, as tenants in common

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. 26 as shown on the map entitled Saddlebrooke, of record in Plat Book 6250, Page 940, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David E. Campbell, married man by Deed from Eddie Jackson, CPA, P.C. dated May 19, 2016, in Instrument No. 20160525-0052778, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principle residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6250, Page 940, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6925, Page 947, Register's Office for Davidson County, Tennessee.
4) Property is subject to Petition to waive Article 13 of record in Book 7453, Page 407, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4425 Chandler Road, Hermitage, TN 37076**
(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 my hand(s) this 28th day of June, 2018.

David E. Campbell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, David E. Campbell, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 9-1-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-01-2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076