Bill Garrett Davidson County
Batch# 128619 DEEDWARR
08/14/2018 10:49:00 AM 2 pgs
Fees: $13.00 Taxes: $875.05

20180814-0080182

WARRANTY DEED

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $236,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF AUGUST, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-24-21

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9552

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lindsey Sumners		
9040 Rigden Mill Dr		173 09 0A 533.00 CO
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

SEAMUS M. CAMPBELL AND WIFE, KENDRA CAMPBELL*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDSEY SUMNERS,

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 428 on the plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.

Being the same property conveyed to Seamus M. Campbell, unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 11th day of October, 2006 in Instrument No. 20061011-0126536**, in the Register's Office of Davidson County, Tennessee.

* Kendra Campbell, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any and all interests in the subject property.

** The previous deed referred to the Grantee as Seamous M. Campbell.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE SEVEN, LENOX VILLAGE, as recorded in Instrument No. 20051028-0130418 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 and Supplemented recorded at Instrument No. 20060321-0032383, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Charter of Lenox Village Neighborhood Association, Inc. recorded at Instrument No. 20020412-0045831.

6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825 and Supplemented recorded at Instrument No. 20060321-0032383 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

7. Easement for Stormwater Detention, recorded in Book 7361, Page 230; Instrument Nos. 20020408-0042676; 20040412-00154223 and 20050822-0099609.

8. Easement for Sewer and Storm Drainage, recorded in Instrument Nos. 20010918-0100849 and 20010918-0100851.

9. Easement for Comcast, recorded in Instrument No. 20130916-0097049.

10. Notice of Completion recorded at Instrument No. 20061011-0126535.

This is improved property known as 9040 Rigden Mill Dr, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 2 day of August, 2018.

Seamus M. Campbell

Kendra Campbell

STATE OF Pennsylvania
COUNTY OF Chester

Personally appeared before me, a Notary Public of said County and State, SEAMUS M. CAMPBELL AND KENDRA CAMPBELL, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Exton (city), PA (state), this 2nd day of August, 2018.

Notary Public

My Commission Expires: March 23, 2021

Commonwealth of Pennsylvania

NOTARIAL SEAL
Masanori Mitsuuchi, Notary Public
West Whiteland Township, Chester County
My Commission Expires March 23, 2021