Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-1279

Karen Y Johnson Davidson County
Batch# 169405 **DEEDWARR**
12/03/2018 10:31:43 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20181203-0117468

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2018

Notary Public

Commission Expires: 9-22-20

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ruth A.P. Baggett 904 Churchill Crossing Madison, TN 37115	NEW OWNER	034-03-0B-904.00 CO

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, I/WE,

Campbell Investments

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruth A.P. Baggett, unmarried

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 Unit No. 904, Phase 5, Building 9, on the Plan of Churchill Crossing, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Instrument No. 20050829-0103075, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Description taken from Location Plan in said Master Deed and Phase Plan in said Amendment.

BEING the same property conveyed to Campbell Investments, by Warranty Deed from Denise N. Vinson, unmarried, dated 9/30/16 and recorded 10/5/16 in Instrument No. 20161005-0105473, in the Register's Office of Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 904 Churchill Crossing, Madison, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of November, 2018.

Campbell Investments

Joseph R Campbell

BY: Joseph Campbell, Partner

Campbell Investments

Nancy Campbell

BY: Nancy Campbell, Partner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph Campbell and Nancy Campbell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that the are the **Partners** for **Campbell Investments** and that they are authorized by **Campbell Investments** to execute this instrument on it behalf as such **Partners**.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of November, 2018.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Kim Gillespie

Notary Public
My Commission Expires: 9-22-20