WARRANTY DEED

Karen Johnson Davidson County
Batch# 188359 **DEEDWARR**
01/25/2019 12:59:38 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20190125-0007515

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary K. Campbell	PrimeLending a PlainsCapital Company	163-05-0-A-943.00 CO
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, Unit 943	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Curtis Zackery and Monique Zackery, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary K. Campbell, a single man,** 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. 943 ON THE PLAN OF MILL PARK COMMONS, A HORIZONTAL PROPERTY REGIME AS SET FORTH IN EXHIBIT B, MASTER DEED LOT LAYOUT, PHASE IV, MILL PARK TOWNHOMES, RECORDED IN INSTRUMENT NO. 20051128-0143120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CURTIS ZACHERY, A SINGLE MAN, BY WARRANTY DEED FROM MARQUIS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED JUNE 23, 2006, OF RECORD IN INSTRUMENT NO. 20060703-0079584, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 9700, page 538; Restrictions of record in Book 10719, page 425; Book 11167, page 757; Instrument No. 20011016-0112643; Instrument No. 20141231-0119109 and Instrument No. 20051128-0143120; By-Laws of record in Book 11167, page 759; Articles of Incorporation/ Charter of record in Book 10719, page 419; Easement of record in Instrument No. 20170206-0012426; Stormwater Detention Agreement of record in Book 10506, page 278; Assignment of Declarant's Rights of record in Instrument No. 20051128-0143119; Parking restriction of record in Instrument No. 20080304-0021743, Mill Park Homeowners Association Inc. Architectural Change Request Procedures of record in Instrument No. 20110208-0011084; Mill Park Homeowners Association Rules and Regulations of record in Instrument No. 20161028-011392; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5170 Hickory Hollow Parkway, Unit 943, Antioch, TN 37013
(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 our hands this 17th day of January, 2019.

Curtis Zackery

Monique Zackery

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Curtis Zackery and Monique Zackery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 17th day of January, 2019.

Notary Public
My Commission Expires: _____

File No.: 28681

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 6-23-2019