Karen Johnson Davidson County
Batch# 222139 **DEEDWARR**
04/26/2019 08:38:06 AM 2 pgs
Fees: $13.00 Taxes: $503.20

20190426-0038358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Susan H. Campbell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF April, 2019.

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2019

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
H.H. Campbell III and Susan H. Campbell 102 Hartmann Road, Suite G, #351 Lebanon, TN 37087	H.H. Campbell III and Susan H. Campbell 102 Hartmann Road, Suite G, #351 Lebanon, TN 37087	015-00-0-091.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JERRY BURTON BUTTERWORTH AND LINDA JANE CAMPBELL

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

H. H. CAMPBELL III AND WIFE, SUSAN H. CAMPBELL

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey made March 12, 1960 by C. J. Carney, Surveyor, as follows:

Beginning at a pin on the south side of Morgan Road about 2000 feet west of Union Hill Road, thence south 2 degrees 30' west 735 feet to a pin; thence south 65 degrees west 132 feet to an iron pin; thence north 2 degrees 3' west 735 feet to a spike near the center of Morgan Road; thence north 65 degrees east 132 feet to the point of beginning, containing two acres.

Being the same property conveyed to H.B. BUTTERWORTH AND WIFE, MARGARET B. BUTTERWORTH, by deed from EDD E. FELTS AND WIFE, VALLIE W. FELTS, of record in Book 3033, page 369, dated March 22, 1960, said Register's Office. The said Margaret B. Butterworth having since died on or about August 14, 2007, leaving H.B. Butterworth the surviving tenant by the entirety. The said H.B. Butterworth having since died testate on or about May 1, 2018, devising subject property to JERRY BURTON BUTTERWORTH AND LINDA JANE CAMPBELL pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 18P1255. For further reference see Affidavit of Heirship of record in Instrument No. 20180910-0089522, said Register's Office.

This improved property is known as 2715 Morgan Road, Joelton, TN 37080.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 24th day of April, 2019.

Jerry Burton Butterworth

Linda Jane Campbell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jerry Burton Butterworth and Linda Jane Campbell, the within named 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 at office, this 24th day of April, 2019.

Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019