**This instrument was prepared by:**
**Please record and return to:**
**Freedom Title Services, LLC**
**109 Hazel Path, Suite 2**
**Hendersonville, TN 37075**
**(615) 822-8332 phone**
**(615) 822-8321 fax**

Karen Johnson Davidson County
Batch# 356905 DEEDWARR
02/12/2020 08:48:57 AM 2 pgs
Fees: $13.00 Taxes: $166.50
20200212-0015878

# 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, WE, **SHANNON HOLT**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES CHRISTOPHER CAMPBELL, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

APARTMENT UNIT NO. K-88, OF NEELY'S BEND CONDOMINIUM CREATED UNDER TITLE 64, SECTIONS 2701 ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 5483, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO EACH UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF NEELY'S BEND CONDOMINIUM OF RECORD IN BOOK 5200, PAGE 200, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNITS.

BEING THE SAME PROPERTY CONVEYED TO SHANNON HOLT, BY WARRANTY DEED FROM CRYSTAL BUTLER SWAGLER, RECORDED ON MARCH 8, 2006, OF RECORD IN INSTRUMENT NO. 20060308-0026902, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**This is improved property, known as 1301 NEELYS BEND ROAD, MADISON, TN 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of February, 2020.

**SHANNON HOLT**

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Shannon Holt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 10th day of February, 2020.

NOTARY PUBLIC
My commission expires: 8/21/23

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$45,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2020.

NOTARY PUBLIC
My commission expires: 8/21/23

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**Address New Owner(s) as follows:**
James Christopher Campbell
1301 Neelys Bend Road., UNIT K-88
Madison, TN 37115

**Send Tax Bills To:**
Same as above

**MAP/PARCEL: 052160A/088.00 CO**