WARRANTY DEED

Karen Johnson Davidson County
Batch# 378934 DEEDWARR
03/30/2020 08:51:20 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200330-0033695

W-SB-P-20-3253

ANN E. WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel C. Campbell	F+M Bank	
(NAME)	(NAME)	
3253 Lakeshore Drive	50 Franklin Street	**054-13-0-045.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH VASANT PANDIT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL C. CAMPBELL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of R.D. Stanford Donelson Subdivision of Lot No.16, Section I, of the Dabbs & Elliott Tract at Dupontonia, Old Hickory, Tennessee, and of record in Plat Book 843, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Vasant Pandit, unmarried by Warranty Deed from Janet Curtis, a single woman of record in Instrument No. 20140508-0039355 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on May 08, 2014.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is Improved property known as: **3253 Lakeshore Drive, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF MARCH, 2020.

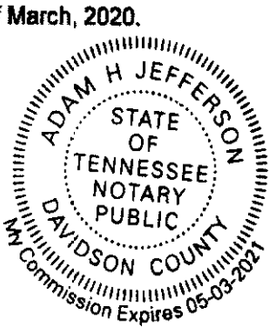
Joseph Vasant Pandit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH VASANT PANDIT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of March, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



~~RETURN TO:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075