Karen Johnson Davidson County
Batch# 421328 DEEDWARR
06/19/2020 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20200619-0065694

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426705**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Affiant Subscribed and sworn to before me, this 5th day of May, 2020. Notary Public My Commission Expires: 12/14/2021 JAMAHKO F STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: David Campbell and Marissa Campbell 1813 Apple Ridge Circle Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 14 0A 110.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Dempsey, Trustee and Donna Dempsey, Trustee, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Campbell and Marissa Campbell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Section Three, Revision to Lots 36-40, Wexford Downs, of record in Instrument No. 20040415-0042522, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffrey L. Dempsey and Donna G. Dempsey, Trustees of the Dempsey Revocable Living Trust, dated October 15, 2009, as tenants by the entireties, by Warranty Deed from Jeffrey L. Dempsey, and wife, Donna G. Dempsey, of record in Instrument No. 20160711-0070669, in the Register's Office of Davidson County, Tennessee, dated July 07, 2016 and recorded on July 11, 2016.

Being the same property conveyed to Jeffrey L. Dempsey and wife, Donna G. Dempsey, by Special Warranty Deed from Weichert Relocation Resources Inc., a Corporation organized and existing under the laws of the State of New Jersey, of record in Instrument No. 20050405-0037187 and Re-Recorded in Instrument No. 20050915-0110888, in the Register's Office of Davidson County, Tennessee, dated March 08, 2005 and recorded on April 05, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Revision to Lots 36-40, Wexford Downs, as recorded in Instrument No. 20040415-0042522.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary Wexford Downs, as recorded in Plat Book 9700, Page(s) 221.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10292, Page 51; First Supplementary recorded in Book 10792, Page 822 and Second Supplementary recorded in Instrument No. 20000810-0079498.

This is improved property located at 1813 Apple Ridge Circle Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2020.

Jeffrey Dempsey, Trustee

Donna Dempsey, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Dempsey and Donna Dempsey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that Jeffrey Dempsey and Donna Dempsey are trustees of the Dempsey Revocable Living Trust dated October 15, 2009, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of May, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A. Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY