INSTRUMENT PREPARED BY/RETURN TO:
Regency Title & Escrow, LLC
1655 International Drive, Suite 101
Memphis, TN 38120
901.753.9499 Phone

New Owner(s)- Name & Address
Pamela Campbell and Juan Campbell
708 Westchester Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch# 426179 **DEEDWARR**
06/25/2020 11:07:06 AM 3 pgs
Fees: $18.00 Taxes: $762.20

20200625-0068722

Send Tax Bills To:
Bank of America, N.A.
4500 Amon Carter Blvd.
Ft. Worth, TX 76155

Map & Parcel Nos.:
042-09-0-044

WARRANTY DEED

27th

THIS INDENTURE, made and entered into ~~21st~~ **day of May, 2020**, by and between **William O. Freeman and Loretta Freeman, husband and wife**, party of the first part, and **Pamela Campbell and Juan Campbell, wife and husband**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED SIX THOUSAND AND 00/100 ($206,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Memphis, County of Davidson, State of Tennessee:

Lot 22, Kemper Heights Subdivision, Section Two, as shown on plat of record in Plat Book 2331, Page 104 , in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the party of the first part by virtue of Warranty Deed of record at Book 6622 Page 476 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for the following:

This property is being conveyed subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2331, Page 104 ; all of record in the Register's Office of Davidson County, Tennessee; 2020 Davidson County Property Taxes not yet due and payable.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

William O. Freeman

Cheryl F. McGee AIF

By: Cheryl F. McGee, AIF

Loretta Freeman

Loretta Freeman

State of Tennessee
County of Sumner

Before me, a Notary Public of said State and County, aforesaid, personally appeared **Cheryl F. McGee** to me known, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of **William O. Freeman** and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, ~~05/21/2020~~ 5-27-2020

Norman Kantrowitz

Notary Public / Tennessee

My Commission Expires: 4/23/2024

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Loretta Freeman** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and seal, ~~05/21/2020~~ 5/27/2020

Norman Kantrowitz

Notary Public

My Commission Expires: 4/23/2024

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$206,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 27th **day of** May, **20**20.

Notary Public

My Commission Expires:

CARLTON W ORANGE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

MY COMMISSION EXPIRES:
APRIL 10, 2022

PROPERTY ADDRESS:
708 Westchester Drive
Madison, TN 37115