WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$267,900.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2020

Notary Public

Commission Expires: 1/22/24

(Affix Seal)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 437540 DEEDWARR
07/14/2020 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $991.23
20200714-0077103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven C. Campos	NEW OWNER	**0441-50-E-024.00 CO**
(NAME)	(NAME)	
2203 Village Park Court	2203 VILLAGE PARK COURT	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	OLD HICKORY, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **VILLAGE GREEN OF OLD HICKORY, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN C. CAMPOS, AN UNMARRIED MAN AND CARL E. CAMPOS, A MARRIED MAN, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 24 on the Final Plat Village Green - Phase 2 of record in Instrument No. 20171220-0129585, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Village Green of Old Hickory, LLC by Warranty deed dated March 11, 2016 from James R. Yates and wife, Carolyn H. Yates of record in Instrument Number 20160322-0027088, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **2203 Village Park Court, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip

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, successors and assigns forever; and we do covenant with the 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, 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 GRANTEES, their heirs, successors 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 hand this 13th day of July,2020.

Village Green of Old Hickory, LLC

Robert E. Porter
Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Robert E. Porter, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member, of Village Green of Old Hickory, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Robert E. Porter as such Member.

Witness our hand this 13th day of July,2020.

NOTARY PUBLIC

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

My Commission Expires: 02/10/2021

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

