Karen Johnson Davidson County
Batch# 440297 DEEDWARR
07/20/2020 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20200720-0079171

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Dana M Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2020.

Notary Public
MY COMMISSION EXPIRES: 7/19/2022
File No. G20-9674

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dana M. Campbell and Charles W. Campbell (NAME)	New Owner (NAME)	117-03-0D-242.00-C
103 Vollan Ct (STREET ADDRESS)	103 Vollan Ct (STREET ADDRESS)	
Hendersonville TN 37075 (CITY) (STATE) (ZIP)	Hendersonville TN 37075 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **William Hayes Fowler and Katrina Ruth Fowler, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana M. Campbell and Charles W. Campbell, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 242, as shown on the map entitled Hillsboro Station Condominiums, of record in Plat Book 6250, Page 751, 752, and 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Hayes Fowler and Katrina Ruth Fowler, husband and wife by Deed dated July 26, 2016, recorded July 28, 2016, in Instrument Number 20160728-0077684, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, Page 751-753, Register's Office for Davidson County, Tennessee.
2. Sanitary Sewer Easement of record in Book 3531, Page 592; Book 3531, Page 572 and Book 3531, Page 576, Register's Office for said County.
3. Easement of record in Deed of record in Book 4633, Page 468, Register's Office for said County.
4. Overhead Line Easement of record in Book 6595, Page 58, Register's Office for said County.
5. Easement for Sanitary Sewer/Storm Drainage of record in Book 3965, Page 909 and Book 4158, Page 34, Register's Office for said County.
6. Stormwater Detention Agreement of record in Book 6629, Page 452, Register's Office for said County.

7. Right of Way Contract of record in Book 1877, Page 581, Register's Office for said County.
8. Charter for Homeowners Association of record in Book 6747, Page 6, Register's Office for said County.
9. Master Deed/Amendments of record in Book 6740, Page 37 and Book 8140, Page 689, Register's Office for said County.
10. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 242 Hillsboro Place, Nashville, TN 37215.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever 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 17th day of July, 2020.

William Hayes Fowler

Katrina Ruth Fowler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2020, before me personally appeared William Hayes Fowler and Katrina Ruth Fowler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2020.

Notary Signature
My commission expires: 7/19/2022

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
TRUDY MILLIKEN

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY