Karen Johnson Davidson County
Batch# 450285 DEEDWARR
08/05/2020 09:58:38 AM 2 pgs
Fees: $13.00 Taxes: $1,043.40

20200805-0086629

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$282,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2020.

Notary Public

My commission expires: 10-11-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carter T. Ranson	United Wholesale	**161-06-0A-149.00CO**
1509 Hamden Dr.	PO Box 2020 28	
Nashville, TN 37211	Florence, SC 29502	

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 HEREBY ACKNOWLEDGED, WE,

Jonelle Currie nka Jonelle-Marie Campfield and Jed Campfield, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carter T. Ranson and Molly E. Ranson, Husband and wife

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. 149 on the Plan of Oakhill Townhomes, Phase 3, Lot 3, as shown on Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Oakhill Townhomes of record in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to JONELLE CURRIE, UNMARRIED, by deed from LAURA SCHWINDT, A SINGLE PERSON, of record in Instrument No. 20170403-0032176, dated March 29, 2017, said Register's Office.

The undersigned, Jed Campfield, spouse of Jonelle Currie n/k/a Jonelle-Marie Campfield, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (___) property known as **1509 Hamden Dr., Nashville, TN 37211.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 3rd day of August, 2020.

Jonelle-Marie Campfield

Jonelle Currie nka Jonelle-Marie Campfield

Jed Campfield

Jed Campfield

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jonelle Currie nka Jonelle-Marie Campfield and Jed Campfield**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **August, 2020.**

Notary Public

My Commission Expires: 10-3-23

GREGORY S. PERRONE
WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC