# WARRANTY DEED

Karen Johnson Davidson County
Batch# 474545 DEEDWARR
09/14/2020 09:13:51 AM 2 pgs
Fees: $13.00 Taxes: $614.20

20200914-0104213

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 8/30/22
(AFFIX SEAL)

VICKI BENJAMIN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Mark Redden, Jr. | Eustis Mortgage | 015-000-091.00 |
| (NAME) | (NAME) | |
| 2715 Morgan Road | 798 S. Rampart St. | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | New Orleans, LA 70113 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20202194 |

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, I/we, **H.H. Campbell, III and Susan H. Campbell** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mark Redden, Jr.**, 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. :

Certain real property situate in the 14th, formerly 24th Civil District of Davidson County, Tennessee, and described according to a survey made March 12, 1960 by C.J. Carney, Surveyor, as follows, to-wit:

BEGINNING at a pin on the South side of Morgan Road about 2000 feet West of Union Hill Road; thence South 02° 30' West 73.5 feet to a pin; thence South 65° West 132 feet to an iron pin; thence North 02° 03' West, 73.5 feet to a spike near the center of Morgan Road; thence North 65° East 132 feet to the point of beginning, containing 2 acres, more or less.

BEING the same property conveyed to H. H. Campbell III and wife, Susan H. Campbell by Warranty Deed from Jerry Burton Butterworth and Linda Jane Campbell, dated April 24, 2019 and filed of record in Instrument 20190426-0038358, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2715 Morgan Road, Joelton, TN 37080
(House No.) (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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of September, 2020

H.H. Campbell, III

Susan H. Campbell

STATE OF Tennessee )
County OF Sumner )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, H.H. Campbell, III and Susan H. Campbell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of September, 2020.

Notary Public
My Commission Expires: 8/30/22

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY