WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,775,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2020.

Notary Public

COMMISSION EXPIRES: _____

STATE OF TENNESSEE NOTARY PUBLIC
ROBERT L. SCRUGGS
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 502488 DEEDWARR
10/28/2020 11:53:30 AM 2 pgs
Fees: $13.00 Taxes: $10,267.50
20201028-0124971

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wesley E. Campbell	Same As New Owners	158-11-0A-005.00-C
(NAME)	(NAME)	
336 White Swans Crossing		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Wayne J. Riley and Charlene M. Dewey, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wesley E. Campbell and Tracy L. Campbell, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 5, on the Final Plat Cambridge Downs Subdivision of record in Instrument No. 20050727-0087930, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wayne J. Riley and wife, Charlene M. Dewey by Warranty Deed from Bildar, Inc., filed for record on May 24, 2007 in Instrument No. 20070524-0062130, 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 336 White Swans Crossing (House Number) (Street) (P.O. Address) Brentwood, TN (City or Town)9State) 37027 (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 hands this 23rd day of October, 2020.

Wayne J. Riley

Charlene M. Dewey
By: Wayne J. Riley, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Wayne J. Riley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 23rd day of October, 2020.

Notary

Commission Expires: 1-3-2022

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October 2020, before me personally appeared, **Wayne J. Riley** 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 **Charlene M. Dewey** and acknowledged that he executed the same as the free act and deed on behalf of **Charlene M. Dewey.**

WITNESS my hand and seal this 23rd day of October, 2020.

Notary

Commission Expires: 1-3-2022

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Certificate of Authenticity

I, Robert L. Scruggs, 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 Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs 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: 1-3-2022.

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022