Karen Johnson Davidson County
Batch# 622075 DEEDWARRSP
04/26/2021 09:21:59 AM 2 pgs
Fees: $13.00 Taxes: $1,322.01
20210426-0054910

DANA LOGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires September 16, 2023

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2021

Notary Public

MY COMMISSION EXPIRES: 9/18/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, , 1612 Westgate Circle Suite 114/115 Brentwood, TN 37027

File No.: TN-21-03653

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James L Campbell and Reagan Elizabeth Campbell, husband and wife 4109 Crimson Hop Drive Antioch, TN 37013	Fstm Bank ~~James L Campbell and Reagan Elizabeth Campbell, husband and wife~~ 50 Franklin Street ~~4109 Crimson Hop Drive~~ ~~Antioch, TN 37013~~ Clarksville TN 37040	182150B14100CO

For and in consideration of the sum of Three Hundred Fifty-Seven Thousand Three Hundred And No/100 Dollars ($357,300.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Meritage Homes of Tennessee Inc., an Arizona corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James L Campbell and Reagan Elizabeth Campbell, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 141, on the plan of Final Plat Clover Glen, Phase 3B, as shown on plat of record in Instrument 202010060115873, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Meritage Homes of Tennessee Inc., an Arizona corporation by Warranty Deed dated February 15, 2019, from OHB Land LLC, a Tennessee limited liability company, of record in Instrument 20190220-0015536, Register's Office for Davidson County, Tennessee.

This is improved ✍ 4109 Crimson Hop Drive, Antioch, TN 37013

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 23 day of April, 2021.

Meritage Homes of Tennessee Inc., an Arizona corporation

BY: _____
Jerry Tomberlin
Vice President of Finance

State of Tennessee
County of Williamson

I, Lisa J Horton, a Notary Public for the said County and State, do hereby certify that Jerry Tomberlin personally appeared before me this day and acknowledged that he is the Vice President of Finance of Meritage Homes of Tennessee Inc., an Arizona corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 23 day of April, 2021.

Lisa J Horton Notary Public

Lisa J Horton
Notary's Printed or Typed Name

My Commission Expires:
7.3.23

LISA J. HORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.