(1)

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Molly Anderson	First National Bank	172-09-0-A-022.00 CO
(NAME)	(NAME)	
3526 Lilac Lane	632 Main Street	
(ADDRESS)	(ADDRESS)	
Minnetonka, MN 55345	Rapid City, SD 57701	
(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, I, **Karen A. Campbell, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Molly Anderson and Joseph David Anderson, 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:

The land referred to below is situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 22 on the plan of Third Revision of Section One, Banbury Crossing, a Planned Unit Development, of record in Book 9700, pages 536 and 537, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Karen A. Campbell by Warranty Deed from Moon Kyong Lee, dated November 30, 2001, of record in Instrument No. 20011211-0136701, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 308 Turnberry Circle, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 689566 **DEEDWARR**
08/03/2021 03:41:27 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20210803-0104501

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. 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 9700, pages 536 and 537; Restrictions of record in Book 4148, page 75; Book 10369, page 48; Book 10962, page 516; Book 11218, page 180; Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681; By-Laws of record in Instrument No. 20020610-0070239; Charter of record in Book 11187, page 575; Easement to TVA/USA of record in Book 1174, page 153 and Book 2438, page 392; Sanitary sewer/storm drainage easement agreement of record in Book 11213, page 82; Stormwater Detention Agreement of record in Book 10633, page 330; **all of record in the Register's Office for Davidson County, Tennessee.**

Witness my hand this 30th day of July, 2021.

Karen A. Campbell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Karen A. Campbell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of July, 2021.

Notary Public Bryan D. Spicer
My Commission Expires: _____

File No.: 34574

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2025