WARRANTY DEED

Karen Johnson Davidson County
Batch# 955444 DEEDWARR
12/28/2022 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20221228-0132975

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Jacob Franklin	First Community Mortgage, Inc	073-12-0-100
(NAME)	(NAME)	
2950 McGavock Pike	262 Robert Rose Dr, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Ronald W. Campbell, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher Jacob Franklin and Morgan Lynn Franklin, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 16 and the southerly half of Lot No. 17 on the Plan of Geo. I. Wadley's Subdivision called Sunset View, not of record, described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945 as follows:

BEGINNING on the Easterly margin of McGavock Pike at the Southwest corner of the property conveyed to William C. Hunley and wife, Louise Hunley by deed from Clarence E. Elrod and wife, of record in Book 2436, Page 433, Register's Office for said County; thence with said Hunley's Southern boundary line, Easterly, 429 feet, more or less, to the top of bluff, and down said bluff to the low water mark of Cumberland River; thence with said low water mark, Southerly 145.4 feet to the corner of Lots Nos. 15 & 16; thence Westerly to the top of bluff and continuing in the same direction 433 feet, more or less, to the Easterly margin of McGavock Pike, thence with the same, Northerly, 150 feet to the beginning.

Being the same property conveyed to Ronald W. Campbell by Warranty Deed from Betty T. Campbell, dated 07/03/2013, of record in Instrument 20130703-0068779, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2950 McGavock Pike, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 19th day of December, 2022.

Ronald W. Campbell

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald W. Campbell**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of December, 2022.

Notary Public

My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 19 2022.

Tracey Trumphour
Affiant
Date: 12-19-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 19 day of December, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY