File No. 110104

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110016639 DEEDWARR
Recvd: 03/21/11 15:56 2 pgs
Fees:13.00 Taxes:523.55
20110321-0022125

STATE OF TENNESSEE-
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00

STATE
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2011

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) JULY 5, 2011

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Y. Collier	Regions Bank dba Regions Mortgage	041 03 0 004.00
(NAME)	(NAME)	
1245 Dalemere Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Birmingham, AL 35244	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Sally Campbell Cobb, Individually, and as Sole Devisee and Executrix of the Estate of William C. Campbell, Jr., deceased, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen Y. Collier, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 113, Dalemere Subdivision, Section V of record in Book 3600, Page 19, Register's Office for Davidson County, Tennessee. Said Lot No. 113 fronts 126.50 feet more or less on the southerly side of Dalemere Drive and extends back between parallel lines to a dead line measuring 126.50 feet more or less thereon, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to W. C. Campbell, Jr. and wife, Lucille J. Campbell by deed from Robert W. Slate and wife, Ruth N. Slate, dated January 3, 1966 and recorded on January 24, 1966 in Book 3981, page 169, Register's Office, Davidson County, Tennessee. The said Lucille J. Campbell died on March 13, 2007, leaving W. C. Campbell, Jr. as the surviving tenant by the entirety. W. C. Campbell, Jr. died testate on November 10, 2010 devising said property to his daughter, Sally Campbell Cobb pursuant to the Last Will and Testament of William C. Campbell, Jr. of record in Docket #10P1768 in the Probate Court Clerk's Office, Davidson County, Tennessee.

W. C. Campbell, Jr. and William C. Campbell, Jr. being one and the same person.

unimproved ☐

This is improved ☒ property, known as 1245 Dalemere Drive, Nashville, TN 37207

(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, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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, her heirs and assigns, against the lawful claims of all persons

File No. 110104

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 my hand this 18th day of March, 2011.

Sally Campbell Cobb

Sally Campbell Cobb

Estate of William C. Campbell, Jr.

By: Sally Campbell Cobb executrix

Sally Campbell Cobb, Sole Devisee and Executrix

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sally Campbell Cobb, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2011.

Commission expires:

7-3-2012

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sally Campbell Cobb, Sole Devisee and Executrix of the Estate of William C. Campbell, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2011.

Commission expires:

7-3-2012

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July

Notary Public