(1)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

Mail to:
Jon R. Vanderpool, P.C.
73 Seaboard Lane, Suite G-104
Franklin, TN 37067

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sara Scott Camp | Same | 16105001200 |
| (NAME) | (NAME) | |
| 5408 Wakefield Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20110339 |

For and 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, **WE, DOUGLAS MICHAEL MCPHERSON AND LISA K. MCPHERSON, HUSBAND AND WIFE**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SARA SCOTT CAMP, UNMARRIED**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 78 on the Plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 110.0 feet on the Easterly side of Wakefield Drive and extends back 210.24 feet on the Northerly line and 208.23 feet on the Southerly line to a dead line in the rear measuring 110.0 feet thereon.

BEING all of the same property conveyed to Douglas Michael McPherson and Lisa K. McPherson, husband and wife by Warranty Deed from Terry Dean Walker and wife, Kimberly C. Walker, dated May 20, 2004 and filed of record in Instrument 20040521-0059921, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Restrictions of record in Book 3836, Page 719, said Register's Office, and terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book 10441, Page 141, said Register's Office, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 5408 Wakefield Drive, Nashville, TN 37220

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20110026613 DEEDWARR
Recvd: 05/05/11 08:20 2 pgs
Fees:13.00 Taxes:1054.50
20110505-0034437

Witness our hands this 29th day of April, 2011.

Douglas Michael McPherson

Douglas Michael McPherson

Lisa K McPherson

Lisa K. McPherson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 29th day of April, 2011.

Commission expires: 4/23/2013

Melissa D. Rogers

Notary Public

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY