File Box B

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160056603 DEEDWARR
Recvd: 07/01/16 14:40 2 pgs
Fees:13.00 Taxes:370.00
20160701-0067945

W & I Ref: (DM) Title No.: 58440
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eldon R. Spraker, III 6600 Ellesmere Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 06111027200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **M. Dianne McCampbell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eldon R. Spraker, III** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson county, Tennessee, being a strip or tract fronting ten (10) feet 8 inches on the Gallatin Road and running back parallel lines one hundred two and one-half (102 1/2) feet off the northwest corner of the westerly one hundred forty (140) feet of Lot "B: on the Kennedy and Graves Plan of Monte Vista, being part of Lot No. 2 of the Williams property as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point on the easterly margin of Gallatin Road sixteen (16) feet south from the northwest corner of said westerly one hundred forty feet of Lot "B" as aforesaid; thence southerly along the easterly margin of Gallatin Road 10 feet 8 inches; thence at right angles to said road and parallel to the south line of a tract off of said lot heretofore sold by C.C. Woolard and wife, Ava Elizabeth Woolard to the said C.L. Harris, one hundred two and one-half (102 1/2) feet to a point; thence 10 feet 8 inches northerly at right angles to the southeast corner of said C.L. Harris lot; thence westerly and along the south line of said C.L. Harris lot to the point of beginning.

Being the same property conveyed to M. Dianne McCampbell, unmarried person by Warranty Deed from Flora Belle Harris, a widow, dated July 23, 1986 and recorded on July 28, 1986 of record in Book 6929, page 944, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 143, said Register's Office. Title to that portion of the premises embraced within the bounds of Gallatin Pike. Subject to an easement across adjoining property for the purpose of servicing plumbing and hot water heater or fix for repairs to the rear of subject property of record in Book 4128, page 420, said Register's office.

This is improved property, known as 4114 - 4116 Gallatin Road, Nashville, TN 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of July, 2016.

M. Dianne McCampbell

M. Dianne McCampbell

State of Tennessee

County of Davidson

On this 1st day of July, 2016, before me the undersigned authority, personally appeared M. Dianne McCampbell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration, or value, whichever is greater, for this transfer is: $100,000.00.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Affiant

Sworn and subscribed before me this 1st day of July, 2016.

Notary

My Commission Expires: _____