BILL GARRETT, Davidson County
Trans:T20160106464 DEEDWARR
Recvd: 12/05/16 08:34 2 pgs
Fees:13.00 Taxes:1294.63
20161205-0127059

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Nancy Philpot
1308 Edgewood Place
Nashville, TN 37206

PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP/PARCEL: 08305026100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **WILLIAM KAMPF,** has this day bargained and sold and do hereby transfer and convey unto, **NANCY PHILPOT,** UNMARRIED their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Being Lot No. 32 on the Plan of Edgewood, E.T. Brown's Subdivision of the Bransford Place, of record in Plat Book 332, page 73, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William Kampf by Warranty Deed from Nick Fredrick and wife, Julie Fredrick, dated March 9, 2011, and record in Instrument No. 20110317-0020937. Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 1308 Edgewood Place, Nashville, TN 37206

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2016 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2016 real property taxes, which taxes have been prorated between the parties herein.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 30th day of November, 2016.

William Kampf

STATE OF ~~TENNESSEE~~ OHIO)
COUNTY OF ~~RUTHERFORD~~ Cuyahoga) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named William Kampf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at ~~Murfreesboro, Tennessee~~ Mayfield Hts, OHIO, on this the 30th day of November, 2016.

NOTARY PUBLIC

My Commission Expires:

Erin K. Vannice
Notary Public State of Ohio
Cuyahoga County
My Commission Expires
September 24, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is ~~$352,000.00~~ $349,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 30th day of November, 2016.

NOTARY PUBLIC

My commission expires:

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020