Conveyance tax paid in Sumner County. Re-recorded for the purpose of recording in the correct county.

8:25
(3)

Bill Garrett Davidson County
Batch# 11720 DEEDWARR
10/11/2017 10:22:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171011-0104254

NEW OWNER:

Deborah Campbell
~~296~~ 2916 Western Hills Drive
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0477 KP

STATE OF TENNESSEE
SUMNER COUNTY
~~082.15.0-013.00~~
I, Cindy L. Briley, Register of Deeds in and for said State and County do hereby certify that this is a true and correct copy of a Deed
Which appears of record in Book 4610 Page 340
Register's Office, Sumner County, TN
Given under my hand and official seal at office in Gallatin, TN.
This the 10th day of Oct. 2017

Cindy L. Briley, Register of Deeds

Space for Recorder's Stamp

Cindy L Briley, Register
Sumner County Tennessee
Rec #: 922366 Instrument #: 1208868
Rec'd: 15.00 Recorded
State: 693.75 9/21/2017 at 8:25 AM
Clerk: 1.00 in Record Book
Other: 2.00 4610
Total: 711.75 Pgs 340-342

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Seven Thousand Five Hundred and 00/100 Dollars ($187,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GIBSON C. DUNCAN, JR. AND WIFE, FRANCES JEAN DUNCAN**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DEBORAH CAMPBELL, UNMARRIED, AND CAPRICE PALMER, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSIP,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of Graycroft Road at a point being 400 feet South from an iron pin at the Southwest corner of the property conveyed to Elsie O. Dunn, by deed from the Cumberland Development Company, of record in Book 1970, Page 585, Register's Office for said County; thence with the Easterly margin of said Road in a Southerly direction 100 feet to a point; thence Easterly 268 feet, more or less, to the Westerly line of Block "C" on an unrecorded map of Marthonna; thence with Westerly line of said Block in a Northerly direction 100 feet to a point; thence Westerly 268 feet, more or less, to the Easterly margin of Graycroft Road and point of beginning.

Being the same property conveyed to Gibson C. Duncan, Jr. and wife, Frances Jean Duncan by Warranty deed from Mary Ruth Mariano, unmarried of record in Book 4262, page 137, Register's Office for Davidson County, Tennessee, dated August 19, 1968 and recorded on August 21, 1968. (Value or consideration shown in aforementioned deed $18,375.00.) Being also known as 121 S. Graycoft Avenue Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

Ret - Hallmark Title

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 19th day of **September, 2017**.

Gibson C. Duncan Jr. By John Whitaker FZA

GIBSON C. DUNCAN, JR., by JOHN WHITAKER, Attorney-in-Fact Pursuant to Power of Attorney of Record in Book 4610, Page 329 RODCT. 20171011-0104252

Frances Jean Duncan By John Whitaker FZA

FRANCES JEAN DUNCAN, by JOHN WHITAKER, Attorney-in-Fact Pursuant to Power of Attorney of Record in Book 4610, Page 335 RODCT. 20171011-0104253

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN WHITAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument on behalf of, and as attorney-in-fact for, GIBSON CHARLTON DUNCAN, JR. AND FRANCES JEAN DUNCAN, the within named bargainors, for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of **September, 2017**.

SILVIA GRAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-21-20

SUMNER COUNTY REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE

****

The actual consideration or value, whichever is greater, for this transfer is $ **187,500.00** .

Dakelah Haney

AFFIANT

Sworn to and subscribed to before me this 19th day of **September, 2017**.

Brenda Shelby

NOTARY PUBLIC

My commission expires: _____

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-24-2019

REGISTER'S OFFICE
SUMNER COUNTY, TENNESSEE