Bill Garrett Davidson County
Batch# 44745 DEEDWARR
01/05/2018 10:41:55 AM 2 pgs
Fees: $13.00 Taxes: $1,158.84
20180105-0001665

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1420

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Estate of Walter B. Campbell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathleen Campbell Welsh, a single person** 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, and being Unit No. 4-A as shown on Exhibit "B" at Book 5679, page 93, to the Master Deed and By-Laws of "THE GARDEN", Lots 3, 4, 5 and 6 Condominium, as of record at Book 5679, page 91, that incorporates by reference and as was originally established by the Master Deed of "The Garden" Condominium at Book 5537, page 793 and the By-Laws attached thereto as Exhibit "A" at page 799 and incorporating by implication the plan of The Garden at Plat Book 5200, page 224 (As it was not attached to said Master Deed as Exhibit "B" as recited therein), all as of record in the Register's Office for said County and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together will all improvements thereon and/ or therein and the General and Limited Common Elements as appurtenant thereto.

Being the same property conveyed to Walter B. Campbell and wife, June A. Campbell, by deed from Marguerite L. Shields, Trustee, the sole Trustee of the Marguerite L. Shields Revocable Intervivos (Living) Trust, U/A/D 12-11-2000, and Marguerite L. Shields, an unmarried person, dated October 6th, 2003, in the amount of $260,000.00, of record in Instrument No. 200131006-0147493, Register's Office for Davidson County, Tennessee.

June A. Campbell predeceased Walter B. Campbell on July 10, 2011. Walter B. Campbell subsequently died on February 4, 2017 and granted his daughter, Kathleen Campbell Welsh, the option and right to purchase subject property within one year from the date of his death by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on April 27, 2017 under Docket No. 17P-624.

Said Will provides that any real property is to be administered as part of his probate estate subject to the control of the Executor as authorized by T.C.A. 31-2-103. Letters of Testamentary entered in said estate appoints Kathleen Campbell Welsh as Executor of said estate.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4100 Estes Road, Nashville, TN 37215.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 29th day of December, 2017.

The Estate of Walter B. Campbell

X Kathleen Campbell Welsh, Executor
By Kathleen Campbell Welsh, Executor

State of Tennessee)
County of Davidson)

On this 29th day of December, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Estate of Walter B. Campbell, Kathleen Campbell Welsh, Executor, the bargainor(s), 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.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 313,200.00.

X Kathleen Campbell Welsh
Affiant

Sworn and subscribed before me on this the 29th day of December, 2017.

Notary Public

My Commission Expires: 11-3-20

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kathleen Campbell Welsh	Renasant Bank	116-16-0A-007.00
4100 Estes Road	PO Box 202028	
Nashville, TN 37215	Florence, SC 29502-2028	