PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 75149 DEEDWARR
04/02/2018 09:17:30 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00
20180402-0029949

W & I Ref: (DM) Title No.: 59483
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marilyn Nossen Campbell 403 Charlesgate Court Nashville, TN 37215	Guaranteed Rate, Inc. 4410 N. Ravenswood Avenue Chicago, IL 60640

TAX MAP PARCEL NUMBERS: 117090C02000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$640,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara A. Murphy, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marilyn Nossen Campbell, an unmarried woman,** 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 Lot No. 20 on the Plan of Burlington of record in Book 5200, pages 403, 404, 405 and 406, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara A. Murphy, a single person by Warranty Deed from Estate of Hilda H. Wilsdorf, dated March 28, 1994 and recorded on April 5, 1994 of record in Book 9300, page 59, Register's Office for Davidson County, Tennessee.

Bruce Tripp, spouse of Barbara Murphy, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 403-406, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 5863, page 796, Book 6046, page 134, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 403 Charlesgate Court, 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 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 28th day of March, 2018.

Barbara A. Murphy **Bruce Tripp**

State of Tennessee

County of Davidson

On this 28th day of March, 2018, before me the undersigned authority, personally appeared Barbara A. Murphy and Bruce Tripp, 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.

My Commission Expires: _____ Notary

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

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $640,000.00.

Affiant

Sworn and subscribed before me this 28th day of March, 2018.

My Commission Expires: 7-26-2021 Notary

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for the county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/16/19
Notary Seal (If on paper)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY