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

Karen Y Johnson Davidson County
Batch# 173394 DEEDWARR
12/12/2018 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20181212-0121038

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60207
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Leona K. Campbell 4505 Harding Pike #128 Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 116030B12800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Haggard, Jr., Whitney H. Hagen and Jane D. Haggard as Co Executors and as devisees under the Last Will and Testament of Barbara B. Schneider,** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leona K. Campbell** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 128 of Royal Oaks Apartments, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Barbara Schneider, an unmarried woman by Warranty Deed from William Bryan Lee and wife, Laura Anders Lee, dated December 19, 2005 and recorded on Dec. 27, 2005 of record in Instrument No. 20051227-0153642, Register's Office for Davidson County, Tennessee. The said Barbara Schneider has since died. The Last Will and Testament of Barbara B. Schneider of record in Docket No. 18P491 in the Seventh Circuit Court for Davidson county, Tennessee, Probate Division, devised subject property to John H. Haggard, Jr., Whitney H. Hagen and Jane D. Haggard as Co-Executors of said Last Will and Testament.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 45, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20180309-0022567, said Register's Office. Permanent Maintenance Agreement of record in Instrument No. 20160913-0096348, said Register's Office. The provisions of the condominium Master Deed of record in Book 5282, page 972, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 4505 Harding Pike, # 128, Nashville, TN 37205

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 7th & 10th day of December, 2018.

The Estate of Barbara B. Schneider

By: _____
John H. Haggard, Jr., Co-Executor

_____
John H. Haggard, Jr., Individually

_____
Whitney H. Hagen, Co-Executor

_____
Whitney H. Hagen, Individually

_____
Jane D. Haggard, Co-Executor

_____
Jane D. Haggard, Individually

State of Tennessee

County of Davidson

On this 10th day of December, 2018, before me the undersigned authority, personally appeared **John H. Haggard, Jr., as Co-Executor of The Estate of Barbara B. Schneider and individually,** 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: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary _____

State of Michigan

County of Van Buren

On this 7th day of December, 2018 before me the undersigned authority, personally appeared **Whitney H. Hagen, as Co-Executor of The Estate of Barbara B. Schneider and individually,** 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: 9-12-2019

Notary _____

KYLIE J. MELLINGER
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF VAN BUREN
MY COMMISSION EXPIRES 09/12/2019
Acting in the County of Van Buren

State of Tennessee

County of Davidson

On this 10th day of December, 2018, before me the undersigned authority, personally appeared **Jane D. Haggard, Jr., as Co-Executor of The Estate of Barbara B. Schneider and individually,** 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: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary _____

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: $299,900.00.

Anne Marie Argyl
Affiant

Sworn and subscribed before me this 10th day of December, 2018.

Notary

My Commission Expires: 7-26-21

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 this 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY