WARRANTY DEED

Karen Johnson Davidson County
Batch# 325081 DEEDWARR
12/05/2019 09:28:28 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20191205-0125484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 09-18-2023

BRIAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY
Keynote Title LLC, ,

File No.: 19KT00010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Campbell	Michael Campbell	114-00-0-225.00
(NAME) 8154 Hwy 70 S	(NAME) 8154 Hwy 70 S	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JUDY C. IVEY, A MARRIED WOMAN** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL CAMPBELL, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Wooten Subdivision of record in Plat Book 3842, Page 31 and amended in Book 4179, Page 914, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 110 feet on the Westerly margin of Sawyer Brown Road and runs back 429.19 feet on its Southerly line and 510.03 feet on its Northerly line to a line in the rear measuring 236.91 feet.

Being the same property conveyed to Judy C. Ivey, married by Warranty deed from Wayne MacArthur Hord and Martha Faye Hord Trustees of the Wayne MacArthur Hord and Martha Faye Hord Revocable Living Trust under Agreement dated February 15, 2005 of record in Instrument No. 20131023-0110543 Register's Office for Davidson County, Tennessee, dated October 18, 2013 and recorded on October 23, 2013.

This conveyance is subject to taxes for the year 2020, which by acceptance of this conveyance is assumed by grantees; all matters appearing on the plan of record in Book 3842, page 31, amended in Book 4179, page 914; agreement for dedication of public utilities easement of record in Book 10115, page 22; all of record in the Register's Office for Davidson County, Tennessee.

Judy C. Ivey makes oath that the herein described property is not, nor ever has been her principal place of resident, therefore joinder of her spouse is not included.

This is Improved property known as: 7537 Sawyer Brown Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 26th day of November, 2019.

Judy C. Ivey

CECILIA KENDALL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th of November, 2019, before me personally appeared **Judy C. Ivey**, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that such person executed the same as her free act and deed.

Notary Public

Commission expires: 9-18-23