Karen Johnson Davidson County
Batch# 345977 DEEDWARR
01/21/2020 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $2,634.40
20200121-0007529

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Legend Title Company LLC 2675 S. Abilene St. # 200 Aurora, CO 80014	Walter Campbell and Emily Osborn 407 N Wilson Boulevard, Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 103 08 0 247.00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Sarah K. Paul, an unmarried person**, for Seven Hundred Twelve Thousand Dollars and 00/100 ($712,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Walter Campbell, a(n) _____ man and Emily Osborn, a(n) _____ woman**, whose address is 407 N Wilson Boulevard, Nashville, TN 37205, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block H on the Plan of Cherokee Park, Section 2 of record in Book 547, Pages 175 and 176, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah K. Paul, unmarried, by Warranty Deed from Kimberly Rodrique, unmarried and Ann Philbrick, unmarried, dated May 31, 2017 and recorded on June 1, 2017 of record in Instrument No. 20170601-0054362, Register's Office for Davidson County Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

The Plan, with Owner's Certificate, of record in Book 547, pages 175 and 176, said Register's Office, which plan shows a 40, foot minimum building setback line from Wilson Boulevard; and

All other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 10308024700
Street address of property: 407 N Wilson Boulevard, Nashville, TN 37205

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20170601-0054362 in the Recorder's Office, Davidson County, Tennessee.

Signed this 10th day of January, 2020.

Signature of Grantor(s):

Sarah K. Paul

Sarah K. Paul

STATE OF Alabama, COUNTY OF Jefferson, SS:

BE IT REMEMBERED That on this 10th day of January, 2020 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Sarah K. Paul, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

KIMBERLEY L. JENKINS
My Commission Expires
NOTARY
PUBLIC
09-06-2022
ALABAMA STATE AT LARGE

Property Address: 407 N Wilson Boulevard, Nashville, TN 37205
Tax Parcel: 10308024700

Oath of Consideration

I or we, Sarah K. Paul, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $712,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 10th day of January, 2020.

Signatures of Affiant(s):

Sarah K. Paul

Sworn and subscribed before me this 10th day of January, 2020

Notary Public

KIMBERLEY L. JENKINS
NOTARY PUBLIC
My Commission Expires
08-06-2022
ALABAMA STATE AT LARGE

True Copy Certification

I, Melanie Everritt, 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.

Melanie Everritt
Signature

State of Florida

County of Hillsborough

Personally appeared before me, Kimberly Mayo, a notary public for this county and state, Melanie Everritt, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KIMBERLY MAYO
Commission # GG 924837
Expires November 17, 2023
Bonded Thru Budget Notary Services

KBS Mayo
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)