Karen Johnson Davidson County
Batch# 447772 DEEDWARR
07/31/2020 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200731-0084724

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

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61128
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William R. Duncan Larissa J. Duncan 320 Bonnahurst Drive Hermitage, TN 37076	New Owners

TAX MAP PARCEL NUMBERS: 07408013300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$320,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Campbell, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William R. Duncan and Larissa J. Duncan, husband and wife,** 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. 731 on the Plan of Hermitage Hills, Section Seven, of record in Book 3300, pages 62 and 63, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Daniel Campbell, a married man, by Warranty Deed from LRW Holdings, LLC, a Delaware Limited Liability Comapny, dated February 13, 2018 and recorded on February 16, 2018, of record in Inst NO. 20180216-0015496, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2020, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 3300, page 62 and 63, said Register's Office.

Melody Campbell, spouse of Daniel Campbell, joins in execution of this instrument in order to convey any marital interest she may have in the subject property.

This is improved property, known as 320 Bonnahurst Drive, Hermitage, TN 37076

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 July, 2020.

Daniel Campbell

Melody Campbell

State of Tennessee

County of Davidson

On this 28th day of July, 2020, before me the undersigned authority, personally appeared **Daniel Campbell and Melody Campbell**, 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: $320,000.00.

Affiant

Sworn and subscribed before me this 28th day of July, 2020.

My Commission Expires: 11/22/23

Notary

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Commission Expires November 30, 2020
COUNTY OF SUMNER