State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $680,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2021.

Notary Public:
My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 664931 DEEDWARR
06/25/2021 09:48:10 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20210625-0086310

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Bonnie J. Campbell & Davis Campbell 2089 Graceland Dr Goodlettsville TN 37072	New Owner SWBC 9311 San Pedro Ste 110 San Antonio TX 78216	012-00-0-060.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joe C. Taylor, Jr., Dawn Knox, Kevin L. Taylor and Kelley T. Gilbert as Devisees of the Last Will and Testament of Joe C. Taylor**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Bonnie J. Campbell and Davis Campbell, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in the 11th Councilmanic District of Davidson County, Tennessee, and being shown as Tract No. II according to a survey by Dye Surveyors, Forest E. Dye, surveyor, on July 19, 1975, as follows:

BEGINNING at an iron pin in a fence, being the northwest corner of Tract I and on the East line of Hager and Gentry Property. Running N. 12° 46' W. 372.1 feet along said fence to a corner post in a fence being the property line of Grizzard Manor, thence N. 79° 29' E. 845.5 feet along fence to the center of Mansker Creek; thence along the center of creek S. 22° 29' E. 395.1 feet to a point; thence leaving said creek running S. 80° 24' W. 913.0 feet to an iron pin in a fence and the point of beginning, containing 7.64 acres.

GRANTORS convey unto GRANTEES all their right, title and interest to right-of-way of Williamson Road next to Mansker Creek.

Two easements are retained in this conveyance as follows:

1. A 15' easement beginning at Graceland Drive running across the Taylor property parallel to Mansker Creek. Said 15' easement gives Dwight Lanier Porter and wife, Nelda Burks Porter the right of ingress and egress across said Taylor property.

2. A 15' easement beginning at the boundary lines of the Taylor and Porter property line on Graceland Drive running across said Porter property and ending at the Williamson property according to a survey by Dye Surveyors dated July 19, 1975. Said 15' easement gives Joe C. Taylor and wife, Faye N. Taylor the right of ingress and egress across said Porter property, all being a part of a tract of land in the 10th Civil District, Davidson County, Tennessee, recorded in Deed Book 603, Page 472, in the Register's Office.

BEING the same property conveyed to Joe C. Taylor and wife, Faye N. Taylor by Warranty Deed from Dwight Lanier Porter and wife, Nelda Burks Porter and Porter G. Williamson and wife, Hattie Sue Williamson, dated 4/26/1977 and recorded 4/27/1977 in Book 5140, Page 453, Register's Office for Davidson County, Tennessee. The said Faye N. Taylor died on 8/26/2014 leaving Joe C. Taylor as the surviving tenant. The said Joe C. Taylor, also known as Joe C. Taylor, Sr., having since died

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 058 CBB21 2089

testate on November 3, 2020. His estate is being probated under Case No. 20P1939 in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, subject property was devised to his children, Joe C. Taylor, Jr., Dawn Knox, Kevin L. Taylor and Kelley T. Gilbert. By Order filed 12/10/2020, the said Kelley T. Gilbert having been appointed Executor of the Estate of Joe C. Taylor, Sr.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2021 Davidson County taxes; a lien not yet due and payable.

Subject to Right of Way of Williamson Road as detailed in Deed in Book 5140, Page 453, Register's Office for Davidson County, Tennessee.

Subject to 2 15' Easements Retained in Deed in Book 5140, Page 453, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Sanitary Pumps/Service Lines, Register's Office for Davidson County, Tennessee.

Subject to Ingress/Egress Purposes and Appurtenances in Instrument No. 20021112-0139804, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (X) improved ( ) unimproved property, known as: 2089 Graceland Drive, Goodlettsville, TN 37072

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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 my/our hand(s) this the 28th day of May, 2021.

Joe C Taylor Jr. by Kelley T Gilbert, Attorney In Fact
Joe C. Taylor, Jr., Devisee of the Last Will and Testament of Joe C. Taylor, by Kelley T. Gilbert, as Attorney in Fact

Dawn Knox by Kelley T Gilbert, Attorney In Fact
Dawn Knox, Devisee of the Last Will and Testament of Joe C. Taylor, by Kelley T. Gilbert, as Attorney in Fact

Kevin L. Taylor by Kelley T Gilbert, Attorney In Fact
Kevin L. Taylor, Devisee of the Last Will and Testament of Joe C. Taylor, by Kelley T. Gilbert, as Attorney in Fact

Kelley T Gilbert
Kelley T. Gilbert, Devisee of the Last Will and Testament of Joe C. Taylor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelley T. Gilbert, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Attorney in Fact of Joe C. Taylor, Jr, Dawn Knox, and Kevin L. Taylor, the bargainors, and who, being authorized to do so, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2021.



Notary Public:
Commission Expires: 10/18/22
STATE OF TN
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Kelley T. Gilbert,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2021.

Notary Public:
Commission Expires: 10/18/22