DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public

My commission expires: 9-6-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 689253 **DEEDWARR**
08/03/2021 09:56:36 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210803-0104053

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WBC Homes of TN	New Owner	**090-15-0-104.00**
2600 Hillsboro Pike, Apt 119		
Nashville, TN 37212-5636		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Alicia J. Henry and Debra J. Newell, the legal heirs of William B. Campbell, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WLC Construction LLC D/B/A WBC Homes of TN, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1057 on the Plan of Charlotte Park, Section 14 of record in Book 3300, Pages 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William B. Campbell and wife, Wilma L. Campbell, by Warranty Deed, from Michael Todd Newell and wife, Debra Jean Newell, dated August 27th 1998, of record in Book 11091, Page 79, Register's Office for Davidson County, Tennessee. Wilma L. Campbell died on May 29, 2020, leaving William E. Campbell as the surviving tenany by the entirely. William E. Campbell died on March 25, 2021. Pursuant to his Last Will and Testament, William E. Campbell devsed all of his residuary estate to his children, Alicia J. Henry and Debra J. Newell. A probate estate for William E. Campbell was opened in the Seventh Circuit Court for Davidson County, Tennesee, on June 23, 2021, under Docket No. 21P-1123.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 3312, Page 100, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 450 Annex Avenue, Nashville, TN 37209.

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 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 my/our hand(s) this 30th day of July, 2021.

Alicia J. Henry

Debra J. Newell by Alicia J. Henry, her Attorney-in-Fact

Alicia J. Henry, Executrix of the Estate of William E. Campbell, joins in on the execution of this instrument for the purpose of conveying any and all rights that the Estate of William E. Campbell may have in said property, if any.

Alicia J. Henry, Executrix of the
Estate of William E. Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of July, 2021, before me personally appeared Alicia J Henry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2021.

Notary Signature

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 11-5-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of July, 2021, before me personally appeared Alicia J Henry, Executrix of the Estate of William E. Campbell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2021.

Notary Signature

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 11-5-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Alicia J. Henry,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Debra J. Newell for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Debra J. Newell, and is authorized by Debra J. Newell to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of July, 2021.

Notary Signature

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 11-5-2024

File #: 21-584
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027