WARRANTY DEED

R&R to:

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $702,500.00

June Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-19-2024

(AFFIX SEAL)

APRIL N. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Damilola Phillips	New Owner	171 03 0B 006.00 CO
(NAME)	(NAME)	
320 Culpepper Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 703846 **DEEDWARR**
08/24/2021 03:18:39 PM 3 pgs
Fees: $18.00 Taxes: $2,599.25

20210824-0114437

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jerry D. Mayes and Laura D. Campbell as Co-Trustees of The Candace J. Campbell Revocable Living Trust dtd Feb. 26, 2018**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Damilola Phillips and Alicia Stallings, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 278, on the plan of First Revision Section 5A, Fredericksburg, of record in Plat Book 7900, Page 961, said Register's Office, reference to which is hereby made for a more complete description.
Being the same property conveyed to Candace J. Campbell by Warranty Deed from James G. Gavigan unmarried, and Jennifer A. Turnball-Gavigan, unmarried, dated 11/02/2011 and recorded 11/09/2011, of record in Instrument 201111090087683, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Candace J. Campbell, Trustee of the Candace J. Campbell Revocable Living Trust dated 02/26/2018 by Quit Claim Deed from Candace J. Campbell, dated 02/26/2018 and recorded 07/05/2018, of record in Instrument 201807050065095, Register's Office for Davidson County, Tennessee.

Candace Jones Campbell, deceased May 4, 2021, the Successor Trustees are appointed to serve as the Co-Trustees for the Candace J. Campbell Revocable Living Trust dated February 26, 2018. Those trustees are Jerry D. Mayes and Laura D. Campbell as Co-Trustees of the Candace J. Campbell Revocable Living Trust.

This Conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 7900, Page 509 and Book 7900, Page 961, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 7798, Page 843, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10294, Page 850, Book 10224, Page 683, and Book 10694, Page 541, Register's Office for Davidson County,

Tennessee. Agreement for Dedication of Easement of recorded in Book 7358, Page 643, and Book 7993, Page 269, Register's Office for Davidson County, Tennessee. Easement of recorded in Book 7851, Page 712, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 9771, Page 545, Register's Office for Davidson County, Tennessee. Charter of Fredericksburg Homeowners Association, Inc of record in Book 8920, Page 40, Book 10126, Page 430, Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 9698, Page 81, Book 9698, Page 124, Book 10623, Page 831, and Book 10623, Page 879, Register's Office for Davidson County, Tennessee. By-laws of Fredericksburg Homeowners Association, Inc of record in Book 8920, Page 45, Book 10694, Page 539, Book 10275, Page 959, Book 10275, Page 959, and Book 11550, Page 554, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 320 Culpepper Court, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23 day of August, 2021.

The Candace J. Campbell Revocable Living Trust dtd Feb. 26, 2018

By: _____
Jerry D. Mayes, as Co-Trustee

By: _____
Laura D. Campbell, as Co-Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry D. Mayes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Co-Trustee of The Candace J. Campbell Revocable Living Trust dtd Feb. 26, 2018, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 23 day of August, 2021.

Notary Public:
My Commission Expires: 3/25/23



State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura D. Campbell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Co-Trustee of The Candace J. Campbell Revocable Living Trust dtd Feb. 26, 2018, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 13 day of August, 2021.

Notary Public:
My Commission Expires: 3/25/23



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064