Prepared By:
TITLE ENTERPRISES, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Return to:
TITLE ENTERPRISES, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JUNE, 2003

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WENDY D. Camacho James A. Camacho	SAME	64-16A-117
(NAME) 117 General Jackson Lane	(NAME) 117 General Jackson Ln	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

ELIZABETH N.S. BAKER, UNMARRIED,

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

WENDY D. CAMACHO + JAMES A CAMACHO

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 Unit No. 117 on the Plat of Jackson Meadow, Phase I, Section I, of record in Plat Book 5200, Page 362, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.

Being the same property conveyed to Edgar L. Baker and wife, Elizabeth N.S. Baker by deed from Leonard Primm, Trustee of record in Book 6660, Page 251, Register's Office in Davidson County, Tennessee. The said Edgar L. Baker having since died and title being vested in Elizabeth N.S. Baker as sole living tenant by the entirety. This document is executed pursuant to a Power of Attorney being recorded simultaneously herewith.

20030801-0109256

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 08/01/03 10:14 2pgs
Fees:13.00 Taxes:236.43

20030801-0109257

unimproved ☐

This is improved ☒ property, known as 117 General Jackson Lane, Hermitage, TN 37076

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 26th day of June, 2003

Elizabeth N.S. Baker by Howard Baker Attorney in Fact

Elizabeth N.S. Baker,
by Howard Baker, Attorney in Fact

STATE OF KENTUCKY
COUNTY OF Nelson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Howard Baker, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Elizabeth N.S. Baker, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Elizabeth N.S. Baker. WITNESS my hand and Notarial Seal this 26th day of June, 2003.

My commission expires: 6/15/05

Notary Public