# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/08 12:26 2 pgs
Fees:13.00 Taxes:597.55

20080418-0039514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 10-16-11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen J. Cameron and Meagan Cameron | Countrywide Bank, FSB | |
| (NAME) | (NAME) | |
| 665 Granwood Blvd. | P.O. Box 961206, FTWX-22 | 63-16A-28 |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Fort Worth, TX 76161 | |
| (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, **DON BECK AND WIFE, BRIDGET BECK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN J. CAMERON AND WIFE, MEAGAN CAMERON,** 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. 174 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) as shown of record in Plat Book 6900, page 550, 551 and 552, and corrected in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Don Beck and wife, Bridget Beck by deed from Primacy Closing Corporation, a corporation organized under the laws of Nevada, of record as Instrument No. 20060227-0022219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes; (b) All matters as set forth on the Plan of record in Plat Book 6900, page 550, 551 and 552, and corrected in Book 8181, page 112, Register's Office for Davidson County, Tennessee; (c) Restrictions of record in Book 7351, page 852; Book 7451, page 739; and Book 8336, page 393, Register's Office for Davidson County, Tennessee; and (d) Easements of record in Book 2247, page 75; Book 7489, page 515; Book 8007, page 235; Book 8657, page 179 and Book 8739, page 991, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 665 Granwood Blvd., Old Hickory, TN 37138

(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 our hands this 11th day of April, 2008.

Don Beck 4/11/08

Bridget Beck 4/11/08

Don Beck

Bridget Beck

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Beck and Bridget Beck, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of April, 2008.

John Gregory Hardeman Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:

[illegible] Title, LLC

[illegible] Patton Drive

[illegible] 37067