BILL GARRETT, Davidson County
Trans:T20090041108 DEEDWARR
Recvd: 06/19/09 12:13 2 pgs
Fees:13.00 Taxes:425.50

20090619-0057362

WARRANTY DEED 14641

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Bass	New Owner	**049-12-0-S-027.00 CO**
(NAME)	(NAME)	
1568 Emerald Bay Blvd.		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, Orlando Angeles Ocampo and wife Aniceta Miranda Ocampo, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Bass, 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. 27 on the Final Plat of Prestwick Place, of record in Instrument No. 20040723-0088164, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Osler Paul Ocampo by deed of record in Instrument 20060502-0050524, Register's Office for Davidson County, Tennessee. The said Osler Paul Ocampo having since died. Said property is now vested in Orlando Angeles Ocampo and Aniceta Miranda Ocampo as the heirs at law of their son. See heirship affidavit recorded as Instrument No., 20090619005736 \ said Register's Office.

This instrument is executed on behalf of Orlando Ocampo and Aniceta Ocampo by Estrellita Ocampo Achacoso as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20090619.0057360 in the Register's Office for Davidson County, Tennessee.

Orlando Ocampo and Orlando Angeles Ocampo being one and the same person

Aniceta Ocampo and Aniceta Miranda Ocampo being one and the same person.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1568 Emerald Bay Blvd., Whites Creek, TN 37189**

(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 15th day of June, 2009.

x _____

Orlando Angeles Ocampo
By: Estrellita Ocampo Achacoso, Attorney-in-Fact

x _____

Aniceta Miranda Ocampo
By: Estrellita Ocampo Achacoso, Attorney-in-Fact

State of District of Columbia County of Washington

On this 15th day of June, 2009 before me personally appeared Estrellita Ocampo Achacoso, the person who executed the foregoing instrument on behalf of Orlando Ocampo and Aniceta Ocampo, and acknowledged that she executed the same as the free act and deed of the said Orlando Ocampo and Aniceta Ocampo, through Power of Attorney granted her, by the said Orlando Ocampo and Aniceta Ocampo.

Marcelia Cuffy
Notary Public

Commission Expires: July 14, 2013

MARCELIA CUFFY NOTARY PUBLIC DISTRICT OF COLUMBIA

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212