37265

Davidson County DEEDWARR
Recvd: 08/03/09 14:53 3 pgs
Fees:18.00 Taxes:458.43
20090803-0072557

WARRANTY DEED 14682

STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$123,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2011~~ 6/19/12
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Waters	**Guaranty Trust Company**	**049-12-0-A 026.00 CO**
(NAME)	(NAME)	
1572 Emerald Bay Boulevard	**316 Robert Rose Drive**	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	**Murfreesboro, TN 37129**	
(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 Aniceta Miranda Ocampo**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharon Waters, married**, 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** County, Tennessee, being Lot No. **26** on the Plan 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.

Taxes for 2009 are estimated to be 1,197.87 for tax id # 049-12-0-A 026.00 CO and are due 10/1/09.

Being the same property conveyed to Osler Paul Ocampo by deed of record in Instrument 20060502-0050243, 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., 20090619-0057361, 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 **1572 Emerald Bay Boulevard, 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 30th **day of July, 2009**.

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

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

State of MD

County of Montgomery

On this 30th 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.

Notary Public

Commission Expires: 1/25/2011

Christofer Sundin
NOTARY PUBLIC

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY