BILL GARRETT, Davidson County
Trans:T20110081248 DEEDWARR
Recvd: 12/22/11 14:16 2 pgs
Fees:13.00 Taxes:83.25
20111222-0100204

Mail to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
615-776-7461
#943

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brenda Cameron	(NEW OWNER)	Map 043-16-0-
1223 London Bridge Road		Parcel 090.00
Madison, TN 37115		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135 based on information received from the parties and without the benefit of a title search and/or title insurance.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **The Reina's Family,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Brenda Cameron,** _____, (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39, in the Kingsway Green Subdivision, in a plat of which is of record in Book 3842, page 227, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

INCLUDED BUT EXCLUDED FROM THIS CONVEYANCE is that portion of the premises conveyed to State of Tennessee, for the use and benefit of the Department of Highways, by deed from Kingsway Greens of America, Incorporated, of record in Book 4371, page 590, said Register's Office.

Being the same property conveyed to The Reina's Family by final decree recorded December 22, 2009 confirming sale in the Chancery Court for Davidson County, Tennessee of record in Instrument No. 20091222-0116558, said Register's Office.

This conveyance is subject to the following:

1. **2011 Taxes, a lien not yet due and payable.**
2. **Any and all Easements and Restrictions of record in said Register's Office.**
3. **Any and all matters appearing on the Plan of record in Plat Book 3842, page 227, said Register's Office.**

This is improved property commonly known as 1223 London Bridge Road, Madison, TN 37115.

STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $22,500.00.

Affiant

Subscribed and sworn to before me this 20th day of December, 2011.

Notary Public:
My commission expires: 01/13/2015

JUDY PAINTER-ROSE
WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **20th** day of **December, 2011**.

The Reina's Family

By: _____
Juan A. Reina, Member

STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **Juan A. Reina** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **himself** to be the **Member** of **The Reina's Family** and that **HE** executed the foregoing instrument for the purpose therein contained, by signing the name by **Himself** as the **Member.**

WITNESS my hand and official seal at NOLENSVILLE, Tennessee, this **20th** day, **December, 2011.**

Notary Public
My commission expires: 01/13/2015

JUDY PAINTER-ROSE
WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC