42150

WARRANTY DEED 17744

Davidson County DEEDWARR
Recvd: 08/17/12 15:52 3 pgs
Fees:18.00 Taxes:122.10
20120817-0074142

PHILIP ELLIS 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 **$33,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH DAY OF AUGUST, 2012.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2016.**

(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
Antonio Lazo Buruca	OWNER	**135-00-0-205.00**
(NAME)	(NAME)	
1794 Verona Carey Rd		
(ADDRESS)	(ADDRESS)	
Lewisburg TN 37091		
(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, **Shirley Faye Barnes and Nancy Campbell Blanchard and Pamela Kaye Binkley and Roger Amos Campbell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio Lazo Buruca**, 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 the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book "J", Page 170, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, January 30, 1962, as follows:
Beginning at a point in the center of Old Smith Springs Road at the northwest corner of the property conveyed to L.T. Stevens by deed from Amanda Elizabeth Coe, of record in Book 2991, Page 461, Register's Office for said County; thence with said Stevens' western boundary line south 2 degrees 40' west 216.7 feet to a point in the center of New Smith Springs Road; thence with the same, around a 4 degree curve, in a northwesterly direction 225 feet and north 55 degrees 30' west 214 feet to the intersection of the center lines of the Old and New Smith Springs Road; thence with the center of said Old Smith Springs Road south 87 decrees east 378.6 feet to the beginning, containing 1.03 acres more or less.

Less and except that conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8140, Page 358, said Register's Office. And that portion of the property conveyed to Davidson County, Tennessee by Right of Way Deed in Book 2740, Page 175, said Register's Office.

Being part of the same property conveyed to Amos J. Campbell and wife, Fay Campbell by deed of record in Book 3342, Page 232, Register's Office for **Davidson** County, Tennessee.

Amos J. Campbell pre-deceased Fay Campbell. Fay Campbell having since died leaving Nancy Campbell Blanchard, Pamela Kaye Binkley, Roger Amos Campbell and Shirley Faye Barnes as Devisees under the Will of Tennie Fay Brannon Campbell of record in Probate Book 13, Page 213 in the Davidson County Probate Court.

Fay Campbell and Tennie Fay Brannon Campbell are one and the same person

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **2606 Smith Springs Road, Nashville, TN 37217**

(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 **17th day of August, 2012**.

Pamela Kaye Binkley

Pamela Kaye Binkley

Roger Amos Campbell

Roger Amos Campbell

Shirley Faye Barnes

Shirley Faye Barnes

Nancy Campbell Blanchard

Nancy Campbell Blanchard

State of Tennessee

County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Nancy Campbell Blanchard, Pamela Kaye Binkley, Roger Amos Campbell and Shirley Faye Barnes the bargainor(s), 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 Smyrna, Tennessee, this 17th day of August, 2012.

Commission expires:5/23/16

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY