BILL GARRETT, Davidson County
Trans:T20130032793 DEEDWARR
Recvd: 04/22/13 11:55 2 pgs
Fees:13.00 Taxes:111.00
20130422-0039737

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2013.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G13-6189D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James A. Camacho and Wendy D. Camacho, husband and wife (NAME)	Wilson Bank & Trust (NAME)	149-1-B-7CO
101 Shady Cove (STREET ADDRESS)	1436 W. Main St (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Loretta Steelman, Heir at Law of John Steelman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James A. Camacho and Wendy D. Camacho, husband and wife,** 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. 330 on the plan of PICCADILLY SQUARE, PHASE 3, as shown by plat of record in Plat Book 6250, Page 892-894, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John Thomas Steelman, a single woman, from N&H Properties, Inc. a Tennessee Corporation, by Deed dated May 15, 1990, in Book 8109, Page 506, in the Register's Office for Davidson County, Tennessee. John Thomas Steelman having since died intestate November 13, 2011, leaving Loretta Steelman as his only heir at law. See Affidavit of Heirship of record in Instrument No. 20130312-0024656, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6236, page 683, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, Book 6306, page 833, Book 6355, page 322, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, and Book 6830, page 739, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 892-894, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Book 6236, page 680, Book 6496, page 99, Book 6295, page 503, Book 7778, page 366, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Book 6295, page 548, Book 6295, page 556, Book 6300, page 423, Book 7288, page 963, and Book 6295, page 564, Register's Office for Davidson County, Tennessee.

6. Bylaws of record in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, and Book 6300, page 431, Register's Office for Davidson County, Tennessee.

7. Information Brochure as recorded in Book 6295, page 596, Book 6295, page 602, and Book 6300, page 439, Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement as recorded in Book 6782, page 518, Register's Office for Davidson County, Tennessee.

9. Easement for water mains and appurtenances as recorded in Book 7883, page 280, Register's Office for Davidson County, Tennessee.

10. Easement for ingress/egress to graveyard as recorded in Book 854, page 73, Register's Office for Davidson County, Tennessee.

11. Easements for sanitary sewers and/or storm drainage as recorded in Book 6186, page 238 and Book 6251, page 616, Register's Office for Davidson County, Tennessee.

12. Deed of Conveyance to Metro Government for sanitary sewers as recorded in Book 6530, page 819, Book 6530, page 823 and Book 6846, page 653, Register's Office for Davidson County, Tennessee.

13. Deed of Conveyance to Metro Government for water mains as recorded in Book 6846, page 606, Register's Office for Davidson County, Tennessee.

14. Utilities Easement as recorded in Book 6298, page 491, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 108 Chetopha Court, Antioch, TN 37013.

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. Whenever 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 12th day of April, 2013.

Loretta Steelman

April 12, 2013
Date

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 Loretta Steelman, Heir at Law of John Steelman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of April, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066