THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043605**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $236,900.00. Christie Bazemore Affiant Subscribed and sworn to before me, this 4th day of May, 2015. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20150034855 DEEDWARR
Recvd: 05/06/15 09:59 2 pgs
Fees:13.00 Taxes:876.53
20150506-0041261

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Christie Bazemore 2320 FERNWOOD DR Nashville TN 37216-3532	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07208019400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas J. Caminiti, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christie Bazemore*** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*an unmarried woman

Being Lot No. 270 on the Map of Dalewood, Section IV, as of record in Book 1835, Page 21, Register's Office for said County.

Said Lot No. 270 fronts 64 feet on the Southwesterly side of Fernwood Drive and runs back between lines, 178.2 feet on the Southeasterly line and 179.3 feet on the Northwesterly line to a dead line in the rear on which it measures 64 feet.

Being the same property conveyed to Nicholas J. Caminiti, an unmarried man by Warranty Deed from Jacob R. Burger, an unmarried man as recorded on the 15th day of December, 2009 in Instrument No. 20091215-0114281, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DALEWOOD, SECTION IV, as recorded in Plat Book 1835, Page(s) 21.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2320 FERNWOOD DR Nashville TN 37216-3532

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2015.

Nicholas J. Caminiti

STATE OF Maryland)

COUNTY OF Baltimore City)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas J. Caminiti, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2015.

Notary Public

My Commission Expires: 8-16-2018

LINDA WHALEY JOHNSON NOTARY PUBLIC BALTIMORE COUNTY, MD