RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-15«FileNumber»

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150038093 DEEDWARR
Recvd: 05/15/15 15:41 2 pgs
Fees: 13.00 Taxes: 1278.35
20150515-0045118

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$345,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
13th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/

ANGELA Y. POSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Curtin Eldridge **1312 Riverwood Drive** **Nashville, TN 37216**	F & M Bank So Franklin St. Clarksville, TN 37040	**061-16-0-036.00**

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 HEREBY ACKNOWLEDGED, WE,

Eddie Eugene Camp and wife, Jacques L. Camp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Curtin Eldridge, unmarried man

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. 42 on the Map of Eastdale Place of record in Book 547, Pages 29 and 30, Register's Office for said County.

Said Lot No. 42 fronts 103 feet on the southerly side of Riverwood Drive and runs back 200 feet between lines to a rear line on which it measures 89 feet.

BEING the same property conveyed to Eddie Eugene Camp and wife, Jacques L. Camp, by Warranty Deed from Emily Litton Stinson and Gary Dan Stinson, dated 4/4/06 and recorded 4/5/06 in Instrument No. 20060405-0039170, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1312 Riverwood Drive, Nashville, TN 37216**
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 our hands this 13th day of May, 2015.

Eddie Eugene Camp

Jacques L. Camp

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 Eddie Eugene Camp and Jacques L. Camp 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 at Nashville, Tennessee, this 13th day of May, 2015.

Commission Expires:_____

Gail C Vincent
Notary Public

