BOX #14

G#27620-8
(G#27612-2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074740 DEEDWARR
Recvd: 09/02/15 09:46 2 pgs
Fees:13.00 Taxes:1461.50
20150902-0089199

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$395,000.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2015.

Notary Public

My commission expires: 7-3-17
(AFFIX SEAL)

HOUSTON W HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brandon Thomas Ocampo and Mary Kesley Ocampo	**Access National Mortgage Corporation**	**14706001200**
217 Garrett Drive	**1800 Robert Fulton Drive, Suite 350**	
Nashville, TN 37211	**Reston, VA 20191**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Anderson, married, and Thomas M. Pearson, unmarried

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

Brandon Thomas Ocampo and Mary Kesley Ocampo, husband and wife, tenancy by entirety

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. 158 on the Plan of Caldwell Hall, Section One, Revised, of record in Plat Book 2900, page(s) 57-59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Anderson and Thomas R. Pearson, by Warranty Deed dated May 31, 2012 from Chaz B. Vetter and wife, Echo Vetter, of record in Instrument No. 20120606-0049122, Register's Office for Davidson County, Tennessee.

Thomas M. Pearson being one and the same person as Thomas R. Pearson (middle initial in aforementioned conveyance was incorrect).

This instrument is being executed on behalf of James Anderson pursuant to a Power of Attorney executed by him on the 31st day of July, 2015, of record in Instrument No. 20150902-0089197 - 20150902-0089198, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2900, Pages 57 - 59, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 2929, Page 117, and in Book 2997, Page 93, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years not yet due and payable.

This is improved property, known as: **217 Garrett Drive, Nashville, TN 37211**.

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 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 **31st** day of **August, 2015.**

James Anderson By Thomas M. Pearson, Attorney-In-Fact

James Anderson
By Thomas M. Pearson, Attorney-In-Fact

Thomas M. Pearson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Thomas M. Pearson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **James Anderson,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **James Anderson,** for the purpose therein contained, by signing the name of **James Anderson,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2015.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas M. Pearson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2015.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017