BILL GARRETT, Davidson County
Trans: T20150106656 DEEDWARR
Recvd: 12/17/15 13:45 2 pgs
Fees: 13.00 Taxes: 1731.60
20151217-0127069

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $468,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of December, 2015.

NOTARY PUBLIC

My commission expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Albert D. Camma and Holly C. Camma	Franklin American mortgage	07500011300
(NAME)	(NAME)	
4517 Chandler Road	501 Corporate centre Drive Suite 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James L. Deatrick, Jr., an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Albert D. Camma and Holly C. Camma, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Wilson County, Tennessee, described as follows, to wit:

Described property locatedin Davidson County, Tennessee, to wit:

A tract of and on the easterly margin of Chandler Road in Davidson County, Tennessee, and described by combining the descriptions of the two adjacent parcels described in the deeds at Book 5082, Page 184 (a 3.83, more or less, tract) and Book 5082, Page 186, (a 3.50, more or less, tract), Register's Office for said County as follows:

Point of beginning, commencing at an iron pin in the easterly right of way margin of Chandler Road, said pin also at the southwest corner for the W .L. Tune tract and thence wtth the margin of said road in a southerly direction with a curve to the left having a radius of 1431.67 feet a distance of 351.41 feet to an iron pin,.the point of beginning of the herein described tract; thence, south 59 degrees 34 minutes 39 seconds east, 690.08 feet to an iron pin in the southwest corner of the S. W. Luhrs Tract; thence, with the Luhrs line south 55 degrees 39 minutes 48 seconds east, 210.0 feet to an iron pin; thence, south 26 degrees 08 minutes 48 seconds west, a total of 337.90 feet (combining the rear line description of said two deeds) to an iron pin; thence, north 60 degrees 53 minutes 48 seconds west
878.85 feet to aniron pin in the eastern right at way of said Chandler Road; thence, with the margin
of said road in a northerly direction with a curve to the left having a radius of 2655.32 feet a distance of 141.41 feet to an iron pin; thence, north 22 degrees 45 minutes 47 seconds east, a total of 233.02 feet to the point of beginning.

Being the same property conveyed to James L. Deatrick, Jr. by deed from Denise Griffin, Substitute Trustee of record in Instrument No. 20050524-0058601, Register's Office of Davidson County, Tennessee.

2016 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 4517 Chandler Road, Hermitage, TN 37076

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Wilson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of December, 2015.

James L. Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Deatrick, Jr., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of December, 2015.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122