(1)

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7876 OCAMPO JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Humberto Ramos-Ocampo	Hamilton Group Funding, Inc.	151100A17700CO
1741 Londonview Place	13650 NW 8th Street, Suite 109	
Antioch, TN 37013	Sunrise, FL 33325	

FOR AND 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,

REBECCA BARRETT, N/K/A REBECCA TERRY*, AND HUSBAND, CRAIG TERRY

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

HUMBERTO RAMOS-OCAMPO AND MITZI *RAMOS OCAMPO, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1741 Londonview Place, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand hand on the 28th day of December, 2015.

Rebecca Barrett n/k/a Rebecca Terry
Rebecca Barrett, n/k/a Rebecca Terry

Craig Terry
Craig Terry

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, REBECCA BARRETT, N/K/A RECECCA TERRY, AND CRAIG TERRY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 28th day of December, 2015.

Notary Public

My Commission Expires: 3-27-2016

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans: T20150109523 DEEDWARR
Recvd: 12/29/15 11:44 2 pgs
Fees: 13.00 Taxes: 481.00
20151229-0130517

*MITZI RAMOS is also known as MITZI OCAMPO

EXHIBIT A - LEGAL DESCRIPTION

Being Lot Number 146, Phase Two, Villages of Long Hunter, PUD as shown by plat of record in Plat Instrument Number 20020515-0059732, Register's Office For Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal Description.

Being the same property conveyed by Warranty Deed from Ole South Properties, Inc. to Rebbecca Streeter, unmarried, as recorded on the 3rd day of June, 2003 in Instrument No. 20030603-0075506 and Quit-Claim Deed from Rebbecca Streeter to Rebecca Barrett*, as recorded on the 24th day of March, 2014 in Instrument No. 20140324-0023992, in the Register's Office of Davidson County, Tennessee.

* Rebecca Barrett, unmarried, having since married Craig Terry, is now know as Rebecca Terry.

* Craig Terry, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any and all interests in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, VILLAGES OF LONG HUNTER, PUD, as recorded in Instrument No. 20020515-0059732, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20010531-0056382, as amended at Instrument No. 20031111-0164945 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Terms and provisions of by-Laws recorded in Instrument No. 20041022-0127537.

6. Charter of The Villages of Long Hunter recorded at Instrument No. 20010531-0056381.

7. Easement for water mains, recorded in Book 8197, Page 288.

8. Easement for transmission line, recorded in Book 2338, Page 466.

9. Easement for sewers, drainage, force main, recorded in Instrument No. 20000906-0088272.

10. Easement recorded in Book 4535, Page 351.

11. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020718-0086411.

12. Conveyance to Villages of Long Hunter Homeowners Association by Quitclaim Deed recorded at Instrument No. 20010531-0056383.

13. Easement granted to Tennessee Telephone Company by instrument recorded in Book 9661, Page 919.

14. Declaration of Taking as set forth in instrument recorded in Book 4446, Page 423.

15. Agreement for Dedication of Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Instrument No. 20001030-0107415.

16. Grant of Easements as set forth in instrument recorded in Instrument No. 20000906-0088271.