Davidson County DEEDWARR
Recvd: 04/25/16 14:33 3 pgs
Fees:18.00 Taxes:1211.75
20160425-0040051

#32884

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

O-CAM-16-1715-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian C. Love and Kelly Love	Integrity First Financial Group, Inc	
(NAME)	(NAME)	072-14-4-A-002.00CO
1715B Straightway Avenue	6333 Greenwich Drive, Suite 280	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Diego, CA 92122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN C. LOVE AND WIFE, KELLY LOVE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1715-B, together with the appurtenant interest in the common elements of the Cottages at 1715 Straightway, a horizontal property regime with private elements established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20150507-0041773, in the Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Site Plan attached as "Exhibit C" to the aforementioned Declaration.

Being a portion of the same property conveyed to CAM Properties, LLC by Warranty deed from Lewis B. James, a married man of record in Instrument No. 20141117-0105955 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 94, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants Conditions and Restrictions for Cottages at 1715 Straightway with By-Laws appended thereto, of record in Instrument Number 20150507-0041773, Register's Office for Davidson County, Tennessee;
- Charter of Cottages at 1715 Straightway Homeowners' Association, Inc. of record in Instrument Number 20150520-0046508, in the Register's Office for DavidsonCounty, Tennessee;
- Subject to all matters shown with respect to the Declaration of Covenants Conditions and Restrictions for Cottages at 1715 Straightway, of record as Instrument Number 20150507-0041773, Register's Office of Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1715B Straightway Avenue , Nashville, Tennessee 37206**.

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 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 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 the 22nd DAY OF APRIL, 2016.

CAM Properties, LLC

BY: Charles Talbott, Chief Mgr.
Charles Talbott
Chief Manager

BY: Michelle Talbott, Secretary
Michelle Talbott
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES TALBOTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of CAM PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of April, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE TALBOTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY of CAM PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SECRETARY executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of April, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

