WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160056214 DEEDWARR
Recvd: 07/01/16 09:01 2 pgs
Fees:13.00 Taxes:666.00
20160701-0067313

B-ELAM-16-505-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Amanda Vaughn
Affiant

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2016.

Rachel Odom
Notary Public

MY COMMISSION EXPIRES: 5-19-20
(AFFIX SEAL)

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)
Nicoline Manka Nde and Alexis Nde	**F&M Bank**	
(NAME)	(NAME)	**137-13-0A-026.00-CO**
505 Waterford Place	**10 Franklin Street**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2574	**Clarksville, TN 37040**	
(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, **GEORGE CAMPOS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLINE MANKA NDE AND ALEXIS NDE, ~~HUSBAND AND WIFE~~,** 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: WIFE AND HUSBAND

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Revision of Lots 24, 26 & 27, Phase Three, Section Three, Peninsula Point, a Planned Unit Development of record in Plat Book 11700, Page 32, and revised in Instrument No. 20000918-0092448, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George Campos by Warranty deed from Jerry Butler Builders, LLC of record in Instrument No. 20010712-0074524 Register's Office for Davidson County, Tennessee, dated June 29, 2001 and recorded on July 12, 2001. Heather Campos, spouse of George Campos joins in the conveyance if this instrument for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 11700, Page 32 and Revised in Instrument No. 20000918-0092448, Register's Office for Davidson County, Tennessee.
- Easement for Sewer Mains of record in Book 10693, Page 726, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress to Family Graveyard of record in Book 342, Page 600, in the Register's Office for Davidson County, Tennessee.
- Easement for U.S.A. of record in Book 3852, Page 639, Book 3910, Page 247, and Book 3975, Page 452, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9564, Page 693, Book 9754, Page 35, Book 9977, Page 359, Book 10333, Page 219, and Book 11258, Page 85, and Instrument No. 20000410-035892, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 10973, Page 39 and Book 11181, Page 371, Register's Office for Davidson, County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **505 Waterford Place , Antioch, Tennessee 37013-2574**.

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 29th DAY OF JUNE, 2016.

George Campos

Heather Campos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No.: MTle-1832