THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170210931**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 7th day of April, 2017. Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20170031089 DEEDWARR
Recvd: 04/13/17 08:48 2 pgs
Fees: 13.00 Taxes: 592.00
20170413-0036019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carlos Romero Guadarrama 848 Heritage Trail Hermitage TN 37076	Carlos Romero Guadarrama 120 Glancy St. Goodlettsville, TN 37072	Tax Parcel ID No. 075-01-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Angel M. Camino and Eve H. Camino, husband and wife** ("Grantees"), has this day bargained and sold, and does hereby transfer and convey to **Carlos Romero Guadarrama, unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 91, as shown on the map entitled Hermitage Hills Section 12, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANGEL M. CAMINO and EVE H. CAMINO, husband and wife, by deed from JOSEPH DARRIN STEWART, of record in Instrument No. 20070521-0060332, dated April 30, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 075-01-0-024.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4675, page 125, said Register's Office.

This is improved property located at 848 Heritage Trail Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of April, 2017.

Angel M. Camino

Angel M. Camino

BY: Mary Poor, Attorney-in-Fact

My Mary Poor - atty-in-fact

Eve H. Camino

Eve H. Camino

BY: Mary Poor, Attorney-in-Fact

My Mary Poor atty-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Poor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Angel M. Camino and Eve H. Camino, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 7th day of April, 2017.

Kate Rosenthal

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____