WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170060711 DEEDWARR
Recvd: 07/17/17 10:20 2 pgs
Fees:13.00 Taxes:610.50
20170717-0071440

R-VRES-17-4825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2018

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)
Robert F. Camacho and Sara Leslie Camacho	Robert F & Sara Leslie Camacho	
(NAME)	(NAME)	
4825 Grays Point Road	4825 Grays Point Rd.	**037-00-0-021.00** **037-00-0-020.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton TN 37080	
(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, **GORDON COLLINS AND SUSAN COLLINS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT F. CAMACHO AND SARA LESLIE CAMACHO,** 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 located in Davidson County, Tennessee, and being more particularly described as follows, to-with:

Beginning at a point in the center of Little Marrowbone Creek, and located in the northern right of way Little Marrowbone Road, Thence: S 73 deg 00 min 00 sec, W 198.00' to a point, Thence: S 32 deg 00 min 00 sec W, 330.00' to a point, Thence: S 64 deg 00 min 00 sec W, 132.00' to a point, in the easterly right of way Grays Point Road, Thence: N 10 deg 00 min 00 sec W, 330.00' to a point, Thence: N 14 deg 00 min 00 sec E, 171.60' to a point, Thence: N 60 deg 00 min 00 sec W, 217.80' to a point, Thence: N 30 deg 00 min 00 sec W, 379.50' to a point, Thence: N 07 deg 00 min 00 sec W, 264.00' to a point, Thence: N 17 deg 00 min 00 sec W, 231.00' to a point, Thence: N 05 deg 00 min 00 sec W, 132.00' to a point, Thence: N 17 deg 00 min 00 sec E, 66.00' to a point, Thence: N 52 deg 00 min 00 sec E, 211.20' to a point, Thence: N 41 deg 00 min 00 sec E, 198.00' to a point, Thence: N 31 deg 00 min 00 sec E, 290.40' to a point, Thence: N 02 deg 00 min 00 sec E, 178.20' to a point, Thence: N 31 deg 00 min 00 sec W, 112.20' to a point, Thence: N 37 deg 30 min 00 sec W, 257.40' to a point, Thence: leaving said road and running with a fence, S 43 deg 00 min 00 sec E, 198.00' to a point, Thence: S 54 deg 00 min 00 sec E, 247.50' to a point, Thence: S 06 deg 00 min 00 sec E, 478.50' to a point, Thence: 05 deg 00 min 0 sec W, 155.0' to a point, Thence: S 12 deg 30 min 00 sec E, 206.25' to a point, Thence: S 19 deg 45 min 00 sec E, 198.00' to a point, Thence: S 37 deg 30 min 00 sec E, 174.90' to a point, Thence: S 40 deg 00 min 00 sec E, 224.40' to a point, Thence: S 13 deg 00 min 00 sec E, 198.00' to a point, Thence: S 50 deg 00 min 00 sec W, 199.98' to a point, Thence: S 14 deg 00 min 00 sec E, 264.00' to a point, Thence: S 43 deg 51 min 00 sec W, 180.50' to the point of beginning, containing 27.10 acres.

Being the same property conveyed to Gordon Collins and Susan Collins, husband and wife by Warranty deed from Jo Morton, Garland Allen and Alice A. Maffey, Heirs of the Estate of Garland R. Allen and Flora T. Allen, deceased of record in Instrument No. 20150505-0040826 Register's Office for Davidson County, Tennessee, dated April 16, 2015 and recorded on May 5, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **4825 Grays Point Road, Joelton, Tennessee 37080**.

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 14th DAY OF JULY, 2017.

Gordon Collins

Susan Collins by Gordon Collins as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GORDON COLLINS, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of July, 2017.

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, GORDON COLLINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SUSAN COLLINS, and who acknowledged he/she/they executed the same as the free act and deed of the said SUSAN COLLINS.

Witness my hand and official seal, this the 14th of July, 2017.

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