BILL GARRETT, Davidson County
Trans:T20170074950 DEEDWARR
Recvd: 08/28/17 15:11 2 pgs
Fees:13.00 Taxes:1224.70
20170828-0088255

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Gregory Cameron & Karen Cameron
7425 Riverfront Drive
Nashville, TN 37221

SEND TAX BILL TO:

New Owner

MAP/PARCEL 126-16-0-A-495.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul D. Settle, Jr. an unmarried man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Gregory Cameron and Karen Cameron, husband, and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Final Plat of Riverwalk, Phase 3D of record in Plat at Instrument No. 20050714-0081743, 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 Paul D. Settle, Jr., an unmarried man by Warranty deed from Lee S. Collette and Sarah H. Collette, husband and wife of record in Instrument No. 20140930-0090105 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on September 30, 2014.

This is improved property known as: **7425 Riverfront Drive, Nashville, Tennessee 37221**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 24th Day of August, 2017

WITNESS MY HAND on this the 24th Day of August, 2017

Paul D. Settle, Jr.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Paul D. Settle, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th Day of August, 2017

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $331,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th Day of August, 2017

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170590