RUEL M. CAMACHO ET UX

TO: ***WARRANTY DEED***

DONNA P. WOOTEN

BILL GARRETT, Davidson County
Trans:T20170078346 DEEDWARR
Recvd: 09/07/17 11:04 2 pgs
Fees:13.00 Taxes:851.00
20170907-0091989

THIS DEED OF REALTY, executed as of the 31st day of August, 2017, by Grantors, RUEL M. CAMACHO and FRAN J. CAMACHO, husband and wife, to Grantee, DONNA P. WOOTEN, unmarried,

Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to her and to her heirs and/or assigns forever, in fee simple, certain realty situated in Davidson County Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being described according to a survey made August 21, 1959, by Hickerson-Miller, Engineers-Surveyors, revised January 27, 1964, by B. L. Miller, Jr., and Company, Surveyors, designated as Tract Eleven, as follows: Beginning in the easterly margin of Cantarutti Road at a point lying 65 feet (measured along the easterly and southeasterly margin of said road) from the southwesterly corner of the property conveyed to Sue T. Viaches by deed of record in Book 3254, page 286; thence along the easterly margin of said road, S 12 deg. 30 min. W, 150 feet to a point; thence S 77 deg. 30 min. E 545 feet, more or less, to a point in the center of a branch; thence continuing with said branch, N 71 deg. 19 min. E 51 feet, N 2 deg. 15 min. E 70 feet; N 18 deg. 06 min. E 58 feet to a point; thence leaving said branch N 77 deg. 30 min. W 610 feet, more or less, to the beginning.
>
> BEING the same property conveyed to Ruel M. Camacho and wife, Fran J. Camacho, by Warranty Deed from Steven E. Holt and wife, Katherine A. Holt, dated January 10, 1996 and recorded January 12, 1996 at 8:32 AM of record in Book 9915, Page 519, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (1) 2017 taxes which have been prorated and are assumed by Grantee, (2) will forever warrant and defend the title unto Grantee and to her heir and/or assigns against all lawful claims; subject, however, to all legally enforceable restrictions and easements of record and in existence, in the Register's Office for Davidson County, Tennessee, if any; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Ruel M. Camacho
RUEL M. CAMACHO

Fran J. Camacho
FRAN J. CAMACHO

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, RUEL M. CAMACHO and FRAN J. CAMACHO, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 31st day of August, 2017.

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My Commission Expires: 5-10-2021

Property Owners Name and Address:

DONNA P. WOOTEN
3895 Cantarutti Road
Joelton, TN 37080

Person Responsible for Payment of Taxes:

SAME / OWNER

PROPERTY ADDRESS: 3895 CANTARUTTI ROAD, JOELTON, TN 37080
Map and Parcel No. 029 00 0 191.00

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $230,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before ~~me~~ this the 31st day of August, 2017.

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My Commission Expires: 5-10-2021

This instrument was prepared by:
Jon T. Graves
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172