30749-8

Box 14

Bill Garrett Davidson County
Batch# 88239 DEEDWARR
05/04/2018 11:27:16 AM 3 pgs
Fees: $18.00 Taxes: $998.63

20180504-0042780

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
800163 RAI-5398
Jason Benzinger

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: **Jack Mocherman** **Shelby Nace**	NAME: Highlands Residential Mortgage, LTD.
STREET ADDRESS: 8810 Deacons Lane Nashville, TN 37211	STREET ADDRESS: 12001 N Central Expressway Suite #750
MAP & PARCEL NO.: **173-09-0A-493.00**	Dallas, TX 75243

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph A. Campochiaro, an unmarried person hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **Jack Mocherman, an unmarried man and Shelby Nace, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit "A"

This is improved property known as: 8810 Deacons Lane, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 6th day of April, 2018.

X Joseph A Campochiaro
Joseph A. Campochiaro

State of California } ss
County of Los Angeles

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joseph A. Campochiaro, a single man (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed. April 6, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

VERONICA ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2170828
My Comm. Expires Nov 21, 2020

Veronica Alexander
Notary Public
My commission expires Nov 21, 2020

STATE OF California

COUNTY OF Los Angeles

The actual consideration or value, whichever is greater, for this transfer is $ 269,900.00 .

Subscribed and sworn to before me, this 6th day of April, 2018.

Joseph A Campochiaro
Affiant

My Commission Expires:
Nov. 21, 2020

Veronica Alexander
Notary Public

VERONICA ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2170828
My Comm. Expires Nov 21, 2020

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 421 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, 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 Arthur B. Hammond, married and Grantland W. Hammond, unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20061106-0138157, Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on November 06, 2006. (Value of consideration shown in aforementioned deed $194,900.00.)

Being the same property conveyed to Joseph A. Campochiaro, unmarried by Warranty Deed from Arthur B. Hammond, married and Grantland W. Hammond, married of record in Instrument No. 20170818-0085016, Register's Office for Davidson County, Tennessee, dated August 16, 2017 and recorded on August 18, 2017. (Value of consideration shown in aforementioned deed $245,000.00.) Being also known as 8810 Deacons Lane Nashville, Tennessee 37211.