Bill Garrett Davidson County
Batch# 94614 DEEDWARR
05/21/2018 09:42:01 AM 2 pgs
Fees: $13.00 Taxes: $714.10
20180521-0048231

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

**ADDRESS NEW OWNER:**
Dennis Scott Cammuse
312 Thunder Place
Hermitage, TN 37076

**SEND TAX BILL TO:**
Dennis Scott Cammuse
1911 Stratford Ave.
Nashville, TN 37216

**MAP/PARCEL 064-12-0A-312.00-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, **Keith Overstreet, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Dennis Scott Cammuse, and Timothy W. Walker, joint tenants with rights of survivorship, hereafter called the GRANTEES ,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**A certain condominium located in Davidson County, Tennessee, being Unit No. 312 of Fox Run, Second Revision - Part of Section 2 and First Revision - Part of Section 1, a Condominium, as of record in Book 6250, Page 118, in the Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of the unit.**

**Being the same property conveyed to Keith Overstreet, unmarried by Warranty deed from Donald E. Tatum, a single man of record in Instrument No. 20151207-0123102 Register's Office for Davidson County, Tennessee, dated November 25, 2015 and recorded on December 07, 2015.**

This is improved property known as: **312 Thunder Place, Hermitage, Tennessee 37076-1351**

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 GRANTEES, their heirs and assigns, forever; and,

GRANTOR does 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,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 14th day of May, 2018.

**WITNESS MY HAND** on this the 14th day of May, 2018

**Keith Overstreet**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Keith Overstreet, unmarried ,** 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 14th day of May, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $193,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY