WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,380.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX S

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

G-P-18-1213

Bill Garrett Davidson County
Batch# 129066 DEEDWARR
08/15/2018 09:06:02 AM 2 pgs
Fees: $13.00 Taxes: $1,485.11

20180815-0080504

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)
Drew A. Jones and Olivia H. McCracken	**Legacy Home Loans**	
(NAME)	(NAME)	**081-16-0-117.00**
1213 11th Ave N	**8119 Isabella Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Brentwood, TN 37027**	
(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, **CAM PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DREW A. JONES, UNMARRIED, AND OLIVIA H. MCCRACKEN, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP** , 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 in Davidson County, Tennessee, being the Easterly part of Lot No. 59 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 50 feet on the Westerly side of 11th Avenue North and extends back 87.60 feet on the Southerly line and 79.20 feet on the Northerly line to the controlled right-of-way line and measures 50.73 feet thereon.

Being the same property conveyed to Cam Properties, LLC by Quitclaim deed from Charles M. Talbott Jr., and Michelle Talbott, husband and wife of record in Instrument No. 20140729-0067132 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on July 29, 2014. Deed of correction recorded simultaneously herewith of record in Instrument No. 20180815-0080508 Being the same property conveyed to Charles M. Talbott, Jr and Michelle Talbott, husband and wife by Warranty deed from DAP, Inc of record in Instrument No. 20140416-0031662 Register's Office for Davidson County, Tennessee, dated April 10, 2014 and recorded on April 16, 2014. Deed of correction recorded simulaneously herewith of record in Instrument No. 20180815-0080501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer Service Line recorded in Instrument No. 20180619-0059123.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1213 11th Ave N, Nashville, Tennessee 37208**.

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 7th DAY OF AUGUST, 2018.

Cam Properties, LLC

BY: Charles M Talbott, Chief Mgr.
Charles M. Talbott
Chief Manager/ Member

BY: Michelle B. Talbott, Secretary
Michelle B. Talbott
Secretary/ Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES M. TALBOTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER/ MEMBER of CAM PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER/ MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of August, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE B. TALBOTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY/ MEMBER of CAM PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SECRETARY/ MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of August, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212