G#31112-3 Box#14

WARRANTY DEED	State of Tennessee County of Davidson
Bill Garrett Davidson County Batch# 134987 DEEDWARR 08/29/2018 02:36:15 PM 2 pgs Fees: $13.00 Taxes: $851.00 20180829-0085797	The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.** Affiant Subscribed and sworn to before me, this the 27th day of August, 2018. Notary Public My commission expires: 7-8-2019 (AFFIX SEAL)

CONSTANCE LYN S. PRIEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mariacielo L. Torrella. **Marie Jazmine Torella**	**Cedar Stone Bank**	**086-08-0-107.00**
1929 Welsenboro Circle	**900 West Main Street**	
Hermitage, TN 37076	**Lebanon, TN 37087**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ryan E. Eskew, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mariacielo L. Torrella and Marie Jazmine Torella, joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No.349 on the Plan of Phase 1 of Camden Woods, of record in Plat Book 6900, Page 697 and 698, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Ryan E. Eskew, an unmarried man by Deed from Ron Phillip Schwery and Emily Schwery, husband and wife, dated June 13, 2016, of record in Instrument No. 20160617-0062012, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 6900, Page 697 and 698, said Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants and Declarations contained in instrument of record in Book 7620, Page 561, amended in Book 7657, Page 580 and in Book 7675, Page 926 and in Instrument No. 20080924-0096976, and Instrument No. 20140707-0059383 and in Instrument No. 20120904-0079787 and in Instrument No. 20120904-0079788, Register's Office for Davidson County, Tennessee;

3) By-Laws of Camden Woods Homeowners' Association, Inc. of record in Book 7620, Page 583, and as amended in Book 7783, Page 585, and as amended in Instrument No. 20140707-0059384, Register's Office for Davidson County, Tennessee;

4) Dedication of Common areas to Camden Woods HOA, of record in Book 7783, Page 585, Register's Office for Davidson County, Tennessee;

5) Charter of Camden Woods Homeowners Association Inc. of record in Book 7661, Page 32, Register's Office for Davidson County, Tennessee;

6)Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **1929 Welsenboro Circle, Hermitage, TN 37076**

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 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 GRANTEES, 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 **27th** day of **August, 2018.**

Ryan E. Eskew

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ryan E. Eskew,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **August, 2018.**

Notary Public

My Commission Expires: 11/9/21

