WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 236,300.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2018.

Notary Public
COMMISSION EXP RES: 2/6/20

(Affix Seal)

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

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 137301 **DEEDWARR**
09/05/2018 02:35:41 PM 2 pgs
Fees: $13.00 Taxes: $874.31

20180905-0087925

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tjik Phing Heng Eliana Elly	new owners	062-02-0A-237.00-C
(NAME)	(NAME)	
2949 Riverbend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, John Craig Cameron, Jr., Trustee of the Judith A. Cameron Living Trust dated August 27, 1998, amended August 5 2011, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tjik Phing Heng, and Eliana Elly, husband and wife, 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, Lot 229, River Trace Estates, Phase I, Sections 4 and 5, as shown on Plat of record in Plat Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Judith A. Cameron, as Trustee of the Judith A. Cameron Living Trust dated August 27, 1998 by Quitclaim Deed from Judith A. Cameron, not married, filed for record on June 11, 2018 as InstrumentNo. 20180611-0055523, Register's for Davidson County, Tennessee. Judith Ann Cameron a/k/a Judith A. Cameron died June 25, 2018. John Craig Cameron, Jr. is first successor Trustee in the Certificate of Trust Existence and Authority for Judith A. Cameron Living Trust dated August 27, 1998 and amended on August 5, 2011 and per the trust he is authorized to sell said property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **2949 Riverbend Drive** (House Number) (Street) (P.O. Address) **Nashville TN** (City or Town) (State) **37214** (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ~~B-01-18-2260~~ 08
A-DR-18-2947

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 we do covenant with 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 our hands this 30TH day of August, 2018.

By: _____ TRUSTEE
John Craig Cameron, Jr., Trustee

ACKNOWLEDGEMENT

State of MICHIGAN

County of OAKLAND

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **John Craig Cameron, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee under that certain Trust Agreement dated August 27, 1998, amended on August 5, 2011, for the benefit of **Judith A. Cameron Living Trust**, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 30TH day of August, 2018.

PAUL JOSEPH SCHWARB NOTARY PUBLIC OAKLAND CO MICH

_____
Notary PAUL JOSEPH SCHWARB

My Commission Expires: 5/24/2022