WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2019.

Notary Public

COMMISSION EXPIRES: 4/3/22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 182042 **DEEDWARR**
01/09/2019 10:37:11 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20190109-0002309

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery Brown	New owner	041-07-0-040
(NAME)	(NAME)	
1249 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, we, **Idilio Campos and Jennifer E. Campos, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery Brown,** _____HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Certain real property situated in the 10th Civil District of Davidson County, Tennessee.

Being a part of Lot No. 3 the plan of division of the K.J. Morris Lands of record in Book 57, Page 49, Register's Office for said county, and being the Northwesterly part of Lot No 36 on the unrecorded plan of Hickory Acres Subdivision and described according to a copy of a survey thereof made by T.R. Sanford, Surveyor, described as follows, to-wit:

Beginning at a point in the Southwesterly margin of Old Hickory Boulevard 65 feet North from the corner of Lot Nos. 36 and 37, said point being North corner at part of said lot conveyed to Orman C. Cherry and wife; thence with Cherry's Northerly line, Southwesterly 340.7 feet to a point; thence North 85.2 feet to the corner of the Lot Nos. 35 and 36; thence with the line between said lots Northeasterly 285.5 feet to the margin of Old Hickory Boulevard; thence with the margin if the same, Southwesterly 65 feet to the point of the beginning.

Being the same property conveyed to Idilio Campos and Jennifer Campos by Special Warranty Deed from Mortgage Equity Conversion Asset Trust 2011-1 (aka Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 211-1) by U.S. Bank National Association as Co Trustees, on 10/20/2015, recorded 11/30/2015 in Instrument No. 20151130-0120293, Register's Office for Davidson County, Tennessee.

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 1249 Old Hickory Boulevard (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37207 (Postal Zip)

File No.: 637-18
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 3rd day of January, 2019.

Idilio Campos

Jennifer E. Campos

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Idilio Campos and Jennifer E. Campos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 3rd day of January, 2019.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069