Karen Johnson Davidson County
Batch# 192799 DEEDWARR
02/07/2019 09:47:16 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20190207-0011749

Return to:
Southern Land Title & Escrow, Inc.
P O Box 217
Nolensville, TN 37135

#1674

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brenda Cameron	(NEW OWNER)	Map 147-02-0B-
1223 London Bridge Road		Parce104.00CO
Madison, TN 37115		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties without the benefit of a title examination/title insurance was performed by the preparer for this conveyance.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **THE REINA'S FAMILY PROPERTY SOLUTIONS, LLC., a Tennessee limited liability company,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **BRENDA CAMERON,** (The "Grantee"), her heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit F-102 of Caldwell Court Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6188, page 744, said Register's Office, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums, as identification and description of such Unit.

Being the same property conveyed to Reina's Family Property Solutions, LLC by quitclaim deed dated April 4, 2017 from Juan Reina of record in Instrument No. 20170420-0038893, said Register's Office. Further being the same property conveyed to Juan Reina by final decree confirming sale dated October 15, 2013, recorded December 29, 2014 of record in Instrument No. 20141209-0112691, said Register's Office. Further being the same property conveyed to Charles Pattison, an unmarried man by warranty deed dated November 19th, 1999 from Roger A. Nichols and wife, Erika Wollam-Nichols of record in Book 11754, page 731, said Register's Office.

This is the same description used in previous deed of record.

This conveyance is subject to the following:

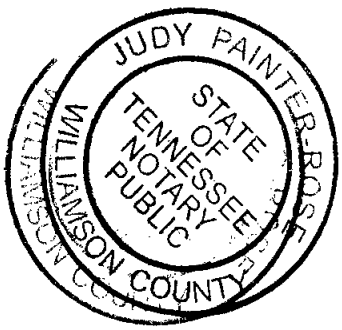
1. **2019 Taxes, a lien not yet due and payable.**
2. **HOA Dues.**
3. **Easement of record in Instrument No. 20150211-0012557, said Register's Office.**
4. **Restrictions and Master Deed of record in Book 6188, page 774, Instrument No. 20070509-0055551 and in Instrument No. 20071011-0120947, said Register's Office.**
5. **Charter of record in Book 6188, page 452 and Instrument No. 20070103-0001049, said Register's Office.**
6. **Any and all matters according to the Master Deed of record in Book 6188, page 744, said Register's Office.**

This is improved property commonly known as **550 Harding Place, F-102, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Brenda Cameron
Affiant



Subscribed and sworn to before me this 4 day of February, 2019.

Judy Painter Rose
Notary public:
My commission expires: 10/30/2022

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4 day of February, 2019.

THE REINA'S FAMILY SOLUTION, LLC.

BY: _____ GEN. MANAGER
JUAN REINA, GENERAL MANAGER

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juan Reina, AS CHIEF MANAGER OF THE REINA'S FAMILY SOLUTION, LLC., a Tennessee limited liability company, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument as Chief Manager of the LLC.

WITNESS my hand and official seal at Nolensville, Tennessee, this 4 day of **February, 2019.**

Judy Painter Rose
Notary Public
My Commission Expires: 10/30/2022

