Karen Johnson Davidson County
Batch# 205085 DEEDWARR
03/13/2019 08:56:24 AM 2 pgs
Fees: $13.00 Taxes: $451.40

20190313-0022837

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of March, 2019.

Notary Public:
My Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Camerra Winston 512 Jefferson Circle Madison, TN 37115	CMG Mortgage Inc 3160 Crow Canyon Road Ste 400 San Ramon, CA 94583	034-05-0A-035.00 CO

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, I/we, **Ronald D. Zemba, an unmarried man**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Camerra Winston, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Unit No. 35, on the plan of Monticello Manor, as shown by plat appearing of record in Plat Book 6250, Page 551, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

BEING the same property conveyed to Ronald D. Zemba, an unmarried man, by Warranty Deed from Jeremy Sartain and wife, Monica Sartain and Gary H. Sartain and wife, Teresa Sartain, dated 3/4/16 and recorded 3/7/16 in Instrument No. 20160307-0021610, Register's Office for Davidson County, Tennessee. Power of Attorney for Monica Sartain and Teresa Sartain of record in Instrument Nos. 20160307-0021608 and 20160307-0021609, said Register's Office.

This conveyance is subject to:

Subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Book 6643, Page 950, as amended in Book 11259, Page 994 and Instrument No. 20050228-0021548, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 6643, Page 966, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Areas of record in Book 6716, Page 749, as corrected in Book 6717, Page 362, Register's Office for Davidson County, Tennessee.

Subject to Easement Deed by Court Order to Sprint Communications Corporation of record in Instrument No. 20140114-0003779; Easements of record in Book 3370, Page 148, Book 3370, Page 157 and Book 4530, Page 215, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters as shown on plat of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 512 Jefferson Circle, Madison, TN 37115

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/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 my/our hand(s) this the 11th day of March, 2019.

Ronald D. Zemba

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Ronald D. Zemba and , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of March, 2019.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY