Name and Address of New Owner:
Sydney Stead Vestey
898 Freywood Dr.
Madison, TN 37115
Send Tax Bills To:
Sydney Stead Vestey
New Owner

Karen Johnson Davidson County
Batch# 247777 DEEDWARR
06/24/2019 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20190624-0060958

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 051-03-0-092.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considcration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacqueline Dianna Cammuse**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sydney Stead Vestey, an unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section Two Pleasant Acres of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Calvin A. Cammuse and wife, Gladace V. Cammuse by Warranty Deed from Ralph Hughes Thompson, Jr. and wife, Norma A. Thompson of record in Book 2996, Page 337, Register's Office for Davidson County, Tennessee, dated December 3, 1959 and recorded on December 8, 1959. The said Calvin A. Cammuse died on November 16, 2012, leaving Gladace V. Cammuse as tenant by the entirety. The said Gladace V. Cammuse aka Gladace Virginia Cammuse died testate on March 13, 2016, devising said property to Jacqueline Dianne Cammuse under her Last Will and Testament of record in Case No. 16P-780, in the Probate Division of the Circuit Court for Davidson County, Tennessee and also of record in Instrument Number 20170725-0075269, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION TWO PLEASANT ACRES OF RECORD IN PLAT BOOK 2133, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of June, 2019.

Jacqueline Dianna Cammuse (SEAL)
Jacqueline Dianna Cammuse

STATE OF North Carolina
COUNTY OF Rowan

On this 21st day of June, 2019, before me personally appeared Jacqueline Dianna Cammuse, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2019.

Darlene Eason Pendergrass
Notary Signature
My commission expires: 8/11/20
Darlene Eason Pendergrass

DARLENE EASON PENDERGRASS
NOTARY PUBLIC
ROWAN COUNTY, NORTH CAROLINA

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ WILSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Liz Davis
(Affiant)

Sworn to and subscribed before me this
21st day of June, 2019.

Sheila McCord
Notary Public
My commission expires: 2-11-23
File No. 2019-281

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY