WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

JM-EXIT-19220-I84

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 252250 DEEDWARR
07/03/2019 10:24:30 AM 2 pgs
Fees: $13.00 Taxes: $398.68
20190703-0065104

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Denishea E. Bright	**NEW OWNER**	
(NAME)	(NAME)	**051-15-0A-084.00-CO**
420 Walton Ln I84		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **E. H. CAMP, III AND WIFE, MILDRED O. CAMP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENISHEA E. BRIGHT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Being Unit No. 1-84 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Pages 89 and 90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq., said Register's Office,

Being the same property conveyed to E. H. Camp, III and wife, Mildred O. Camp by Warranty deed from Quail Creek, Inc., a Tennessee Corporation of record in Book 6551, page 732, Register's Office for Davidson County, Tennessee, dated May 01, 1985 and recorded on May 08, 1985.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Quail Creek Condominiums of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 6340, Page 410 and Instrument No. 20090226-0016995, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130709-0007572, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Walton Ln I84, Madison, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF JULY, 2019.

E. H. Camp, III

Mildred O. Camp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)