STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

X Miguel Tapia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of July, 2019.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. 19-6180

Karen Johnson Davidson County
Batch# 266448 DEEDWARR
08/05/2019 09:00:56 AM 2 pgs
Fees: $13.00 Taxes: $185.00
20190805-0077035

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Miguel Tapia-Tovar (NAME)	New Owner (NAME)	43-16-90
1305 Green Forest Drive (STREET ADDRESS)	(STREET ADDRESS)	
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Brenda Cameron, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miguel Tapia-Tovar, a married man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being part of Lot No. 39, in the Kingway Green Subdivision, in a plat of which is of record in Book 3842, Page 227, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Included by Excluded from this conveyance is that portion of the premises conveyed to State of Tennessee, for the use and benefit of the Department of Highways, by deed from Kingsway Greens of America, Incorporated, of record in Book 4371, Page 590, said Register's Office.

Being the same property conveyed to Brenda Cameron by Warranty Deed dated December 20, 2011 from The Reina's Family, recorded December 22, 2011, in Instrument Number 2011222-0100204, in the Register's Office of Davidson County, Tennessee.

Also conveyed herein is a 2002 mobile home, Model LEG, Body HS, VIN Number HL62175AL.

Eric Hoover joins in this conveyance for the purpose of conveying any interest he or she may have in said property, including but not limited to any interest in the mobile home on the subject property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 4270, Page 421, Book 4280, Page 68, recorded in the Register's Office of Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3842, Page 227, Register's Office for Davidson County, Tennessee.

3. Subject to Contract in Instrument Number 20111222-0100205, Register's Office for Davidson County, Tennessee.

4. Subject to Tax Sale - no title insurance issued.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1223 London Bridge Road, 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 GRANTEES, their heirs 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 and assigns, against the lawful claims of all persons whomsoever. Whenever 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 31st day of July, 2019.

Brenda Cameron

Eric Hoover

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of July, 2019, before me personally appeared Brenda Cameron, to me known to be the person (or persons) described in 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 31st day of July, 2019.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of July, 2019, before me personally appeared Eric Hoover, to me known to be the person (or persons) described in 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 31st day of July, 2019.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066