20-CD-030

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0029

Register Returr
Land Title Sout
3326 Aspen Gr
Suite 400
Franklin, TN 37

Karen Johnson Davidson County
Batch# 368347 **DEEDWARR**
03/06/2020 09:02:00 AM 2 pgs
Fees: $13.00 Taxes: $1,050.80

20200306-0025303

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of March, 2020

Notary Public

Commission Expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Colleen M. Kelley 4811 Bevendean Drive Nashville, TN 37211	Cap Star Bank 2002 Richard Jones Rd Ste 300A Nashville TN 37215	161-09-0A-030.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Saul A. Camarena and Lucia A. Camarena, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Colleen M. Kelley, a single woman

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:

\Land in Davidson County, Tennessee, being Townhome Unit No. 4811, a/k/a Lot 40, as set forth in the Master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being the same property conveyed to Saul A. Camarena and Lucia A. Camarena by Warranty deed from Albert Smith, Jr., married of record in Instrument No. 20170119-0005734 Register's Office for Davidson County, Tennessee, dated January 17, 2017 and recorded on January 19, 2017 and Scrivener's Certificate of Correction recorded on January 27, 2017 in Instrument No. 20170127-0009185.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4811 Bevendean Drive, Nashville, TN 37211

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of March, 2020.

Saul A. Camarena

Lucia A. Camarena by Saul A. Camarena, her Attorney In Fact

Lucia A. Camarena by Saul A. Camarena, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Saul A. Camarena** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of March, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

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 **Saul A. Camarena** the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Lucia A. Camarena** and acknowledged that he, as said power of attorney executed the same as their free act and deed by virtue of an instrument of record in Instrument No. 20200306-0025302 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 5th day of March, 2020.

Notary Public
My Commission Expires: