This instrument prepared by:
1810 Title & Escrow, LLC
2012 McArthur Street
Manchester, TN 37355
(931) 450-8990

Karen Johnson Davidson County
Batch# 391008 DEEDWARR
04/24/2020 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20200424-0043054

Map 134 15 0 010.00
Map 134 15 0 011.00

WARRANTY DEED

THIS DEED, made and entered into **April 21, 2020** by and between **Michael L. Bozarth and wife, Carolyn E. Bozarth** hereinafter known as the Party of the First Part, and, **Jaime Camargo and Yolanda Montoya, husband and wife**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

> The following Tracts or Parcels of land bounded and described as follows:
>
> Being all of Lot Numbers ten (10) and Eleven (11) of the Boundary Survey of 3279 & 3285 Ezell Pike as surveyed by Dale & Associates dated April 2, 2020 as Project Number 20025. See attached Exhibit A.
>
> Being the same property conveyed to Michael L. Bozarth and wife, Carolyn E. Bozarth, their heirs and assigns by Quitclaim Deed from John R. Bozarth, Jr. dated February 21, 2017 and recorded on March 20, 2017 at 09:26, in Record, as Document No: 20170320-0026645 Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever.

The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2020 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTORS:

Michael L. Bozarth

Carolyn E. Bozarth

STATE OF TENNESSEE
COUNTY OF WARREN

On this 21st day of April, 2020, before me personally appeared Michael L. Bozarth and Carolyn E. Bozarth, 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 (or person's) free act and deed.

Witness my hand, at office, this 21st day of April, 2020.

Notary Signature
My commission expires: November 5, 2023

JARED FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

STATE OF TENNESSEE
COUNTY OF WARREN

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$350,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Witness my hand, at office, this 21st day of April, 2020.

JAIME CAMARGO
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 21st day of April, 2020.

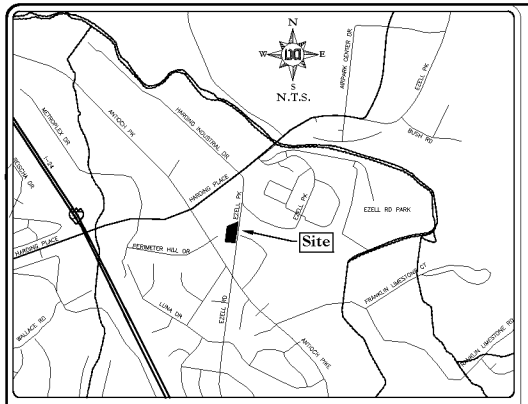
Notary Public

My commission expires: November 5, 2023

JARED FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Jaime Camargo and Yolanda Montoya
3279 Ezell Rd
Nashville TN 37211

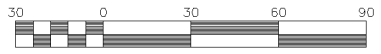
PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner



Vicinity Map NTS





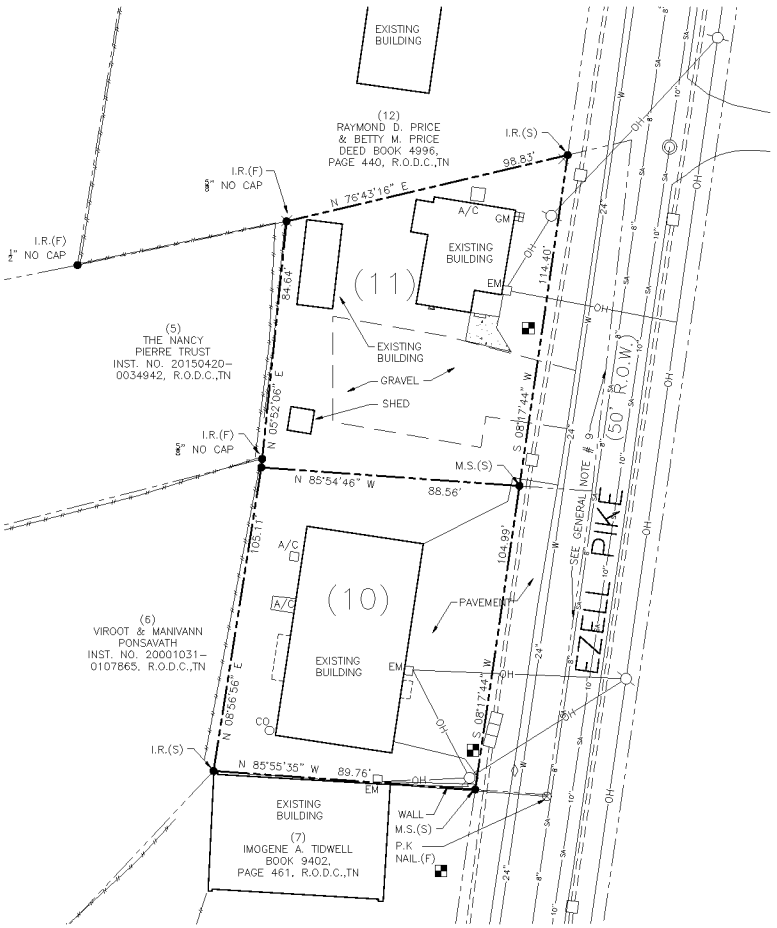


PARCEL 11 = 0.21 ACRES
= 9,002.83 S.F.

PARCEL 10 = 0.21 ACRES
= 9,336.79 S.F.

LEGEND

M.S.(S)	MAG-SPIKE (SET)	
I.P.(F)	IRON PIPE (FOUND)	
I.R.(F)	IRON ROD (FOUND)	
I.R.(S)	IRON ROD (SET)	
E.M.	ELECTRIC METER	□
P.P.	POWER POLE	○
C.O.	CLEAN OUT	○
M.H.	SANITARY MANHOLE	◎
A.D.	INLET	□
W.M.	WATER METER	■
W.V.	WATER VALVE	⋈
F.H.	FIRE HYDRANT	⊹
G.V.	GAS VALVE	◊
G.M.	GAS METER	⊞
LOT NUMBER		(xx)
PARCEL NUMBER		(x)
PROPERTY LINE		
FENCE LINE		// //
OVERHEAD UTILIITES		OH
SANITARY LINE		SA
CONCRETE		



GPS NOTE

RTK GPS (UTILIZING THE TDOT GNSS REFERENCE NETWORK) WAS USED ON THIS PROJECT.
POSITIONAL ACCURACY–SPECTRA PRECISION SP80 GNSS RECEIVER
RTK HORIZONTAL: 8 MM (0.026 FT) + 1 PPM
RTK VERTICAL: 15 MM (0.049 FT) + 1 PPM
DATES OF SURVEY–MARCH 10, 2020

GPS LOCATIONS USED FOR THIS SURVEY WERE ESTABLISHED USING A VRS (VIRTUAL REFERENCE STATIONS) HORIZONTAL DATUM–NAD 83 (CORS 96), EPOCH 2002
VERTICAL DATUM–NAVD88 [GEOID03]

GENERAL NOTES

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3-.05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. THE SOUTHEASTERLY PROPERTY CORNER ALONG WESTERLY MARGIN OF EZELL PIKE IS 469.3'+/- FROM THE APPROXIMATE CENTERLINE INTERSECTION OF EZELL PIKE AND ANTIOCH PIKE
4. PROPERTY IS ZONED CS (COMMERCIAL SERVICES), ALSO IN THE OV-AIR (AIRPORT OVERLAY). SETBACKS ARE PER METRO ZONING CODE.
5. THE PROPERTY SHOWN IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47037C0379, H, EFFECTIVE DATE: APRIL 5, 2017.
6. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1) THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES
7. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83 [CORS96 EPOCH2002].
8. PROPERTY SHOWN HEREON IS SUBJECT TO ANY FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH AND MAY BE ENCUMBERED BEYOND WHAT IS SHOWN ON THIS SURVEY. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR IN CONJUNCTION WITH THIS SURVEY.
9. PARCEL 10 & 11 DEEDS CALL FOR THE CENTERLINE OF THE ROAD, PROPERTY LINE WAS SET ON THE RIGHT OF WAY LINE OF EZELL PIKE, INFORMATION FOR THE RIGHT OF WAY WAS TAKEN FOR DAVIDSON COUNTY ROAD WAY PLANS: EZELL ROAD, E-2 DATED: 2-38, PLAN 64-R-304.

DEED REFERENCE
TO: MICHAEL L. BOZARTH & CAROLYN E. BOZARTH
RECORD: INSTRUMENT NO. 20170320-0026645, R.O.D.C., TENNESSEE

TAX MAP REFERENCE
BEING PARCELS 10 & 11 ON TAX MAP 134-15

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE; THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY; AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY 1 SURVEY.



April 3, 2020
DATE

STEVEN C. MATTHEWS TN. RLS #2352

Boundary Survey

Owner/Developer:
Michael L. Bozarth & Wife
Carolyn E. Bozarth
202 Airport Lake Road
McMinnville, TN 37110

3279 & 3285 Ezell Pike

Being Parcels 10 & 11 on Tax Map 134-15
Nashville, Davidson County, Tennessee

Rev: April 3, 2020

Date: April 2, 2020

Dale & Associates

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Project # 20025

Sheet 1 of 1

202004240043054

True Copy Certification

I, Rachel Brown, 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.

Rachel Brown

Rachel Brown

State of Tennessee

County of Warren

Personally appeared before me, Jared Foster a notary public for this county and state, Rachel Brown who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: November 5, 2023

JARED FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY