RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200600249

WARRANTY DEED

Karen Johnson Davidson County
Batch# 428009 **DEEDWARR**
06/29/2020 10:46:18 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20200629-0070014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of June, 2020

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julian Castillo Camacho	**7225 Rising Fawn Trail**	**148-14-0-008.00**
3947 East Ridge Dr.	**Hermitage, TN 37076-1584**	
Nashville, TN 37211		

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, WE,

Tina Bauman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julian Castillo Camacho

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 Lot No. 155 and the southerly one-half of Lot No. 154 on the "Plan of Locustwood, Section Two", as of record in Book 2331, Page 147, Register's Office for Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., on May 10, 1958.

SAID Lot No. 155 and part of Lot 154 fronts together 103.5 feet on the west side of East Ridge Drive and runs back 220 feet on the south line and 282.5 feet more or less on the north line, to a dead line in the rear, which line is a broken line, measuring 134.8 feet thereon.

BEING the same property conveyed to Tina Bauman by Deed from Teresa Smith, Executor of the Estate of Elizabeth Shrout, dated 2/8/2011 and recorded 2/17/2011 in Instrument Number 20110217-0013440, as corrected by Scrivener's Affidavit recorded 4/12/2011 in Instrument Number 20110412-0028060, Register's Office for Davidson County, Tennessee. Also, being the same property previously conveyed to Robert Lee Shrout and wife, Frances M. Shrout by Warranty Deed from Wilford H. Wood, Jr. and wife, Selene O. Wood, dated 10/6/1971 and recorded 10/8/1971 in Book 4543, Page 640, Register's Office for Davidson County, Tennessee. The said Robert Lee Shrout having predeceased Frances M. Shrout leaving the property vested in Frances M. Shrout. The said Frances M. Shrout (aka Elizabeth Shrout, Liz Shrout and Frances Elizabeth Shrout), died testate a resident of Rutherford County, Tennessee on 3/31/2010. Pursuant to her Last Will and Testament filed in Will Book 49, Page 8 in the Probate Court for Rutherford County, Tennessee, she devised the subject property to her daughter, Tina Bauman.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **3947 East Ridge Dr., 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 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. 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 our hands this 26th day of June, 2020.

Tina Bauman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Smyrna, Tennessee, this 26th day of June, 2020.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022