Karen Johnson Davidson County
Batch# 537124 DEEDWARR
12/17/2020 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20201217-0149499

# WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CHERYL BUCKINGHAM-MIMMS DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0936

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Kenneth Crapse and Alexandra Bradley, a married couple | New Owner | Map: 141050A11700 |
| (NAME) 628 Wolfeboro Ln. | (NAME) | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY-NINE THOUSAND AND NO/100 DOLLARS ($449,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**MICHELLE M. CAMELIO AND JEFFREY M. CAMELIO, WIFE AND HUSBAND,**

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

**KENNETH CRAPSE AND ALEXANDRA BRADLEY, A MARRIED COUPLE,**

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. 117, on the Plan of Avondale Park, Phase 1, Section 2, as shown on plan of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michelle M. Camelio and Jeffrey M. Camelio, wife and husband, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20130813-0084788, dated August 12, 2013, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20081218-0121117, said Register's Office; (3) Easement to Harpeth Valley Utilities District in Instrument 20040204-0013639; Instrument 20040204-0013640; and Instrument 20080818-0084836, said Register's Office; (4) Storm Water Detention Agreement in Instrument 20060512-0055867, said Register's Office; (5) Inspection & Maintenance Agreement for Private Stormwater Management Facilities in Instrument 20071002-0117293, said Register's Office; (6) Easement to Harpeth Valley Utility District and Access Easement of record in Instrument No. 20041207-0145662, said Register's Office; (7) Transmission Line Easement of record in Instrument No. 20060110-0003857, said Register's Office; (8) Deed to USA in Book 4118, Page 694, and Book 4228, Page 635, said Register's Office; (9) Order to TVA in Book 4273, Page 280, said Register's Office; (10) Easement of record in Book 5738, Page 819, and Partial Abandonment of Easement in Instrument 20080826-0087638, said Register's Office; (11) Utility Right of Way Easement of record in Book 787, Page 7, and Book 4193, Page 903, said Register's Office; (12) Water Line Easement to Harpeth Valley Utility District of record in Book 5738, Page 832, said Register's Office; (12) Sewer Easement of record in Book 7601, Page 400, said Register's Office; (13) Water Easements of record in Book 1237, page 674, and Book 840, Page 540, said Register's Office; (14) Charter for HOA in Instrument No. 20081203-0117350, said Register's Office; (15) Deeds for conveyance of Open Space to HOA of record in Instrument No. 20170130-0009317 and Instrument No. 20190313-0023161,said Register's

Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20020821-0100879; Instrument 20081203-0117452, amended in Instrument 20090331-0028791, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 628 Wolfeboro Ln., Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 13th day of November, 2020.

Michelle M. Camelio

Jeffrey M. Camelio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle M. Camelio and Jeffrey M. Camelio, 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 this, 13th day of November, 2020.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

## True Copy Certification

I, Amanda J. Arthur, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda J. Arthur
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jacob Bush, a notary public for this county and state, Amanda J. Arthur, 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: 2/7/2024

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON