WARRANTY DEED

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $593,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24 (AFFIX SEAL)

SAMUEL F. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

T-MC-22-3409

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 869404 DEEDWARR
06/10/2022 10:04:11 AM 2 pgs
Fees: $13.00 Taxes: $2,195.03
20220610-0066183

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Kierston Rae Campos and Carlos Rafael Campos	New Owner	
(NAME)	(NAME)	**180-04-0B-077.00-CO**
3409 Wynfall Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIMBERLY K. GUY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIERSTON RAE CAMPOS AND CARLOS RAFAEL CAMPOS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 109 on the Plan of Final Plat of Revision One, Bookview Forest, Phase III of record in Plat at Instrument No. 20051025-0128969, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly K. Guy, an unmarried woman by Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20060803-0094474 Register's Office for Davidson County, Tennessee, dated July 27, 2006 and recorded on August 3, 2006.

Kimberly Guy and Kimberly K. Guy are one and the same person.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20050919-0112306, revised in Instrument No. 20051025-0128969, Register's Office of Davidson County, Tennessee.
- Restrictive Covenants of record at Book 4428, page 138, as amended in Book 4479, page 448, Book 4276, page 715, and re-recorded in Book 4404, page 947, in the aforesaid Register's Office.
- Charter of Brookview Forest Homeowner's Association, Inc. of record in Instrument Number 20030918-0138293, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030829-0125803, as amended in Instrument No. 20050505-0050962, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Storm Water Detention Agreement of record in Instrument Number 20021007-0121969, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement of record in Book 8404, Page 676 in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3409 Wynfall Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 9 DAY OF JUNE, 2022.

Kimberly K. Guy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212