WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150089086 DEEDWARR
Recvd: 10/20/15 10:00 2 pgs
Fees:13.00 Taxes:1109.63
20151020-0106416

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-27-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Garcia and Keri Garcia	Oscar and Keri Garcia	
(NAME)	(NAME)	
1425 Timber Ridge Circle	1425 Timber Ridge Circle	172040-A 013.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ROD C. TAYLOR AND KRISTEN K. TAYLOR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OSCAR GARCIA AND KERI GARCIA,** 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:

Being Lot No. 58 on the plan of Phase One, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Book 9700, Page 773, as revised in Book 9700, Page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rod C. Taylor and Kristen K. Taylor, husband and wife by Warranty Deed from Carl A. Harris and wife, Diane E. Harris, recorded on the 16th day of July, 2013 in Instrument No. 20130716-0073305, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 9700, Page 773, revised in Plat Book 9700, Page 857, said Register's Office; (c) Restrictive covenants of record in Book 11189, Page 612, Book 11356, Page 815, Book 11629, Page 906 and Instrument Nos. 20020722-0087704 and 20021121-0144877, said Register's Office; (d) Conveyance and Open Space by Quitclaim Deed recorded in Book 11629, Page 909 and Instrument No. 20000407-0035205, said Register's Office; (e) Charter of Homeowners Association recorded in Book 11595, Page 872, said Register's Office; (f) Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7461, Page 773 and Book 7461, Page 805, said Register's Office; (g) Easement to Bell South Telecommunications recorded in Book 11608, Page 467, said Register's Office; and (h) Easement for Ingress-Egress, recorded in Book 11189, Page 612, said Register's Office.

This is unimproved _ improved x property, known as 1425 Timber Ridge Circle, Nashville, TN 37211
(House Number) (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 my hand this 16 day of October, 2015.

ROD C. TAYLOR

KRISTEN K. TAYLOR

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 Rod C. Taylor and Kristen K. Taylor, the bargainors, 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 Nashville, Tennessee this 16 day of October, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015