BILL GARRETT, Davidson County
Trans:T20160095019 DEEDWARR
Recvd: 10/27/16 10:35 2 pgs
Fees:13.00 Taxes:631.20
20161027-0113636

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,595.00.

Affiant

Subscribed and sworn to before me, this 26th day of October, 2016.

Notary Public

My commission expires: 1-9-18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Kaminski	**Caliber Home Loans, Inc.**	**053-09-0-079.00**
1420 Washington Blvd, Apt B	**3701 Regent Blvd, Suite 180**	
San Francisco, CA 94129	**Irving, TX 75063**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Cyndie M. Styles, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Matthew Kaminski, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52-A on the Plan of Zone Lot Division of Lots 52 and 53, Phase II, Kimbolton, of record in Plat Book 6900, Page 933, which amends Plat Book 6900, Page(s) 792 through 794, inclusive, 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 Cyndie M. Styles by Warranty deed from Mitchell Wayne Bowers, II, married of record in Instrument No. 20140714-0061827, Register's Office for Davidson County, Tennessee, dated July 14, 2014 and recorded on July 14, 2014.

This is X improved ☐ unimproved property known as **809 Tamarack South, Madison, TN 37115-5582.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of October, 2016.

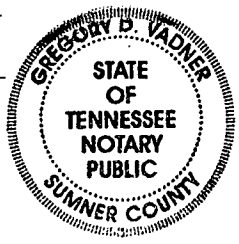
Cyndie M. Styles

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, Cyndie M. Styles, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of October, 2016.

Notary Public
My Commission Expires: 4.24.19



SolomonParks File No. 616292