STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00.

X Kelly Figueroa Caraballo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G19-5609

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 257885 DEEDWARR
07/17/2019 09:22:08 AM 2 pgs
Fees: $13.00 Taxes: $1,002.70
20190717-0069776

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Kelly Figueroa Caraballo<br>(NAME) | CMG Mortgage, Inc.<br>(NAME) | 34-7-A-162 CO |
| 2030 Spring Branch Drive<br>(STREET ADDRESS) | 3160 Crow Canyon Road, Suite #400<br>(STREET ADDRESS) | |
| Nashville, TN 37115<br>(CITY) (STATE) (ZIP) | San Ramon, CA 94583<br>(CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Kathy C. Taylor and Timothy A. Taylor, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Figueroa Caraballo, an unmarried man**, 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. 16 on the plan of HARBOR VILLAGE PHASE III, as shown by plat of record in Instrument No. 20050331-0034862 and Instrument No. 20050406-0038091 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kathy C. Taylor and Timothy A. Taylor, wife and husband by Deed dated June 23, 2014, recorded July 10, 2014, in Instrument Number 20140710-0060975, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20050331-0034862 and Instrument 20050406-0038091, Register's Office for Davidson County, Tennessee.
2. Charter of Homeowners Association of record in Book 6635, Page 254, Register's Office for said County.
3. Stormwater Detention Agreement of record in Instrument 20050218-0018400, Register's Office for said County.
4. Restrictions as recorded in Book 6628, Page 577; Book 6646, Page 543; Book 10672, Page 743; Instrument 20010817-0089318; 20070205-0014894; 20170808-0081338; 20170918-0095380 and 20171219-0129364, Register's Office for Davidson County, Tennessee.
5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2030 Spring Branch Drive, Nashville, TN 37115.

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. Whenever 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 12th day of July, 2019.

Kathy C. Taylor

Kathy C. Taylor

Timothy A. Taylor

Timothy A. Taylor

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2019, before me personally appeared Kathy C. Taylor and Timothy A. Taylor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of July, 2019.

Preston D Matthews

Notary Signature
My commission expires: 6/22/21

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires