RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF ROBERTSON) The actual consideration for this transfer or value of property transferred (whichever is greater) is $439,000.00. Affiant Sworn to and subscribed before me this 25th day of July, 2019. Notary Public My Commission Expires: 5/25/22 (SEAL)
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

VALERIE M WEBB STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2022

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
David Eugene Skagen and Rachel S. Scott 8533 Beautiful Valley Dr. Nashville, TN 37221	First Community Mortgage, Inc. 262 Robert Rose Drive Suite 101Murfreesboro, TN 37129	126-14-0A-015.00-CO

This Indenture is made on the 25th day of July, 2019, by and between **ROBERT THOMAS CAPUTO AND WIFE, NECKUSCHA LUIS CAPUTO** ("Grantor"), and **DAVID EUGENE SKAGEN AND RACHEL S. SCOTT, HUSBAND AND WIFE** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Travis Trace Subdivision, Phase IA of record in Plat at Instrument No. 20141016-0095781, 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 Robert Thomas Caputo and wife, Neckuscha Luis Caputo by Special Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20160803-0080009 Register's Office for Davidson County, Tennessee, dated August 02, 2016 and recorded on August 03, 2016.

This is improved property known as 8533 Beautiful Valley Dr., Nashville, TN 37221.

This conveyance is being made subject to:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 18, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 263093 DEEDWARR
07/29/2019 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,624.30
20190729-0074135

3. Subject to all matters shown on the Plan of record as Instrument Number 20010226-0017622, Register's Office of Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of record as Instrument Number 20141016-0095781, Register's Office of Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Travis Trace with By-Laws appended thereto, of record in Instrument Number 20140703-0058975, Instrument No. 20170217-0016413 and Instrument No. 20180604-0052828, Register's Office for Davidson County, Tennessee.

6. Charter of Travis Trace Homeowners Association of record in Instrument Number 20141217-0115370, in the Register's Office for Davidson County, Tennessee.

7. Detention pond easement agreement of record in Instrument Number 20130614-0061084, in the Register's Office for Davidson County, Tennessee.

8. Restrictions for stormwater facilities and system of record in Instrument Number 20140108-0002017, in the Register's Office for Davidson County, Tennessee.

9. Storm water detention agreement of record in Instrument Number 20070423-0047722, in the Register's Office for Davidson County, Tennessee.

10. Easement to Harpeth Valley Utility District of record in Instrument Number 20070523-0061462, Instrument Number 20071109-0132431 corrected by Instrument Number 20071210-0142184, in the Register's Office for Davidson County, Tennessee.

11. Sanitary sewer and/or drainage easement of record in Instrument Number 20070801-0091062 and Instrument Number 20070801-0091141, in the Register's Office for Davidson County, Tennessee.

12. Public utility easement of record in Instrument Number 20071115-0133969, in the Register's Office for Davidson County, Tennessee.

13. Temporary construction easements of record in Instrument Number 20070523-0061457, Instrument Number 20070523-0061458, Instrument Number 20070523-0061459, Instrument Number 20070523-0061460 and Instrument Number 20070523-0061461, in the Register's Office for Davidson County, Tennessee.

14. Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061074, Instrument Number 20130614-0061075, Instrument Number 20130614-0061076 and Instrument Number 20130614-0061077, in the Register's Office for Davidson County, Tennessee.

15. Agreement for dedication of easement and/or public street right of way of record in Instrument Number 20130614-0061079 and Instrument Number 20130614-0061080, in the Register's Office for Davidson County, Tennessee.

16. Agreement for dedication of public utility and drainage easement and/or public street right of way and temporary construction easement agreement of record in Instrument Number 20130614-0061073, in the Register's Office for Davidson County, Tennessee.

17. Temporary construction easement agreement of record in Instrument Number 20130614-0061078, Instrument Number 20130614-0061082, Instrument Number 20130614-0061085 and Instrument Number 20130614-0061087, in the Register's Office for Davidson County, Tennessee.

18. Temporary construction easement agreement for sanitary sewers am appurtenances of record in Instrument Number 20130614-0061083 and Instrument Number

20130614-0061086, in the Register's Office for Davidson County, Tennessee.

19. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 25th day of July, 2019.

GRANTOR:

Robert Thomas Caputo

Neckuscha Luis Caputo

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, ROBERT THOMAS CAPUTO and NECKUSCHA LUIS CAPUTO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2019.

Notary Public

My Commission Expires: 1/25/23

MISTY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

TRUE COPY CERTIFICATION

I, LISA HODGES, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Hodges

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Personally appeared before me, VALERIE M. WEBB, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie M. Webb

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

My Commission Expires: 5/25/22