GABRIEL RUIZ
Notary Public, State of Texas
Comm. Expires 03-03-2024
Notary ID 132386112

WARRANTY DEED

JM-SB-NH-20-449

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Bexar

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/3/2024
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carl Brown	**Highlands Residential Mortgage, Ltd.**	
(NAME)	(NAME)	
449 Vailview Dr	**12001 N. Central Expressway, Suite 750**	**050-16-0A-023.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Dallas, TX 75243**	
(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, **ISABEL R. RAMIREZ, A SINGLE WOMAN AND TAYLOR R. GONZALEZ, A SINGLE WOMAN AND HALEY N VILLAREAL, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARL BROWN, A SINGLE MAN,** 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. 23 on the Plan of Skyline Village of record in Plat at Instrument No. 20050418-0042718, 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 Isabel R. Ramirez, a single woman Taylor R. Gonzalez, a single woman and Haley N. Villareal, a single woman by Quitclaim deed from Isabel R. Ramirez, a single woman of record in Instrument No. 20190813-0080550 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on August 13, 2019.

This conveyance is subject to:
• Taxes for the year 2020 and subsequent years.
• Plan of record in Plat at Instrument No. 20050418-0042718, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20070705-0080250, Register's Office for Davidson County, Tennessee.
• Charter for Skyline Village HOA of record in Instrument Number 20070627-0076879, in the Register's Office for Davidson County, Tennessee.
• Easement to Comcast of Nashville of record in Instrument Number 20121114-0104686, in the Register's Office for Davidson County, Tennessee.
• Shared use easement and agreement of record in Instrument Number 20120120-0005861 amended in Instrument No. 20120403-0028102 and in Instrument No. 20140212-0012630, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20020307-0028887 and Instrument No. 20030610-0079895, in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer and drainage easement of record in Book 6161, Page 257 and Book 6190, Page 646, in the Register's Office for Davidson County, Tennessee.
• Water line easement of record in Book 6029, Page 20, in the Register's Office for Davidson County, Tennessee.
• Order for Public Right of Way of record in Book 10558, Page 218, in the Register's Office for Davidson County, Tennessee.
• Twenty Five foot wide permanent and perpetual easement of record in Book 11684, Page 656, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **449 Vailview Dr, Nashville, Tennessee 37207**.

Karen Johnson Davidson County
Batch# 459330 **DEEDWARR**
08/18/2020 02:13:27 PM 2 pgs
Fees: $13.00 Taxes: $1,035.63
20200818-0092856

Warranty Deed

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 12th DAY OF AUGUST, 2020.

Isabel R. Ramirez

Taylor R. Gonzalez

Haley N Villareal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ISABEL R. RAMIREZ, 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 12th of August, 2020.

Notary Public
My Commission Expires: 3/3/2024
(SEAL)

GABRIEL RUIZ
Notary Public, State of Texas
Comm. Expires 03-03-2024
Notary ID 132386112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR R. GONZALEZ, 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 12th of August, 2020.

Notary Public
My Commission Expires: 3/3/2024
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HALEY N VILLAREAL, 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 12th of August, 2020.

Notary Public
My Commission Expires: 3/3/2024
(SEAL)

GABRIEL RUIZ
Notary Public, State of Texas
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212