Send Tax Statements To:
New Owner

Name and Address of New Owner:
Jaime Alejandro Castro Granados
4729 Colemont Place
Antioch, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By The Parties

Karen Johnson Davidson County
Batch# 470724 DEEDWARR
09/04/2020 09:37:23 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20200904-0101150

Map and Parcel: 14814019400

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CAROL L. FOXALL TAYLOR FORMALLY KNOWN AS CAROL L. FOXALL AND HUSBAND, MICHAEL A. TAYLOR**, has this day bargained and sold and does hereby transfer and convey unto, **JAIME ALEJANDRO CASTRO GRANADOS AND ADRIANA HERNANDEZ GARCIA, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Being all of Lot No. 40, on the plan of Haywood Forest, Section 3, as of record in Book 5200, page 245, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Carol L. Foxall, unmarried, by deed from Danny C. Williams, dated September 23, 1999, appearing of record in Book 11677, page 621, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 5583, page 115; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 245; all of said Register's Office.
>
> Michael A. Taylor joins in herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee, any and all rights, title and interest he may have in the property, whether arising by virtue of marriage or otherwise.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JAIME ALEJANDRO CASTRO GRANADOS AND ADRIANA HERNANDEZ GARCIA, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 20th day of July, 2020.

Carol Foxall Taylor
Carol L. Foxall Taylor formally known as
Carol L. Foxall Carol L. Foxall

Michael A. Taylor
Michael A. Taylor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Carol L. Foxall Taylor formally known as Carol L. Foxall and Michael A. Taylor, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 20th day of July, 2020.

Amanda M Clark State of Tennessee Notary Public Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/20/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 20th day of July, 2020.

Amanda M Clark State of Tennessee Notary Public Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/20/2021