Return to:

BILL GARRETT, Davidson County
Trans:T20160092282 DEEDWARR
Recvd: 10/19/16 10:30 2 pgs
Fees:13.00 Taxes:606.80
20161019-0110429

#1395

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	PARCEL NO.]
Alexander C. Roach	same address	Map 075-12-0-A-
517 Scotts Creek Trail	as new owner	Parcel 136.00CO
Hermitage, TN 37076		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Damien J. Rivera and wife, Carissa L. Rivera,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Alexander C. Roach, a unmarried man,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, a Planned Unit Development, of record in Instrument No. 20040407-0093587, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Damien J. Rivera and Carissa L. Rivera, husband and wife by warranty deed dated May 20, 2005 from Capitol Homes, Inc, a Tennessee corporation of record in Instrument No. 20050525-0059208, said Register's Office.

This is the same legal description used in previous deed of record.

This conveyance is subject to the following:

1. **2017 Taxes, not due and payable.**
2. **Restrictions of record in Instrument No. 20040407-0039587, said Register's Office.**
3. **Easement for stormwater detention agreement of record in Instrument No. 20001205-0119474, said Register's Office.**
4. **Charter to Greer Meadow at Cedar Creek HOA of record in Book 8060, page 680, said Register's Office.**
5. **Deed to Greer Meadow at Cedar Creek HA of record in Instrument No. 20070307-0028313, said Register's Office.**
6. **Any and all matters appearing on the Plan of record in Plat Instrument No. 20040407-0093587, said Register's Office.**

This is improved property commonly known as **517 Scotts Creek Trail, Hermitage, TN 37076.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $164,000.00.

Affiant

Subscribed and sworn to before me this 14th day of October, 2016.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary public:
My commission expires: 8/18/18

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of October, 2016.

DAMIEN J. RIVERA **CARISSA L. RIVERA**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAMIEN J. RIVERA AND CARISSA L. RIVERA** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 14th day of October, 2016.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY