

State of Tennessee
County of Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00.

R.R.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2016.

Leanna E. Bowen
Notary Public

MY COMMISSION EXPIRES: 7/11/17

This instrument prepared by:
Freedom Title Services, LLC, 116 Center Court, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
ROBERTO A. RIVERA	NEW OWNERS	182-06-0A-090.00
(NAME) 7189 LEGACY DRIVE	(NAME)	
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE, **JOSE L. RIVERA AND WIFE, SYLVIA J. RIVERA,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERTO A. RIVERA, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 90, ON THE PLAN OF OLD HICKORY HILLS, SECTION 1, OF RECORD IN PLAT INSTRUMENT #20011023-0115382, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JOSE L. RIVERA BY DEED FROM ROBERT SITTER AND WIFE, JOSI SITTER, DATED OCTOBER 22, 2009, OF RECORD IN INSTRUMENT NUMBER 20091027-0098903, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as **7189 LEGACY DRIVE, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20160107688 DEEDWARR
Recvd: 12/07/16 14:38 2 pgs
Fees:13.00 Taxes:640.10



20161207-0128610

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of NOVEMBER, 2016.

JOSE L. RIVERA

SYLVIA J. RIVERA

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOSE L. RIVERA AND SYLVIA J. RIVERA, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

DONE at offices in City of CLARKSVILLE, State of TENNESSEE, on this the 30th day of NOVEMBER, 2016.

NOTARY PUBLIC
My commission expires: 7/11/17

LEANNA E. BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY