Bill Garrett Davidson County
Batch# 70128 DEEDWARR
03/16/2018 10:01:30 AM 2 pgs
Fees: $13.00 Taxes: $554.63
20180316-0024976

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Lizzy Cruz
919 Rachels Place
Hermitage, TN 37076

SEND TAX BILL TO:
IBERIABANK MORTGAGE
12719 CANTRELL RD, STE 200
LITTLE ROCK, AR 72223

MAP/PARCEL 075-11-0-246.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carol A. Ridiner, unmarried woman, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Lizzy Cruz, unmarried woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 69-B, Zone Lot Division of Lots 49-62, 64, 65, 67-69, 71-73, 75-77 & 79, Rachel's Square, Section Two, now commonly known as Colony Downs as recorded in Book 5200, Pages 623 through 625, inclusive, as amended in Book 6250, Page 541 of the Davidson County Registrar' s Office.

Being the same property conveyed to Carol A. Ridiner, by Warranty deed from Tammy L. Gilland Smith, and husband, Michael Stennis Smith of record in Book 9614, page 796, Register's Office for Davidson County, Tennessee, dated March 6, 1995 and recorded on March 9, 1995.

This is improved property known as: **919 Rachels Place, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 14th day of March, 2018.

WITNESS MY HAND on this the 14th day of March, 2018

Carol A. Ridiner

Carol A. Ridiner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Carol A. Ridiner, unmarried woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of March, 2018.

NOTARY PUBLIC

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $149,900.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 10.20.19

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

201803070021341