Prepared by: and return to:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 122240 DEEDWARR
07/30/2018 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $976.43
20180730-0074032

39-B
File #18-1227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna E. Rivera, unmarried and Lillie M. Goretski now known as Lillie M. Rivera, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Johnnie William Scott, unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 165, on the Plan of Jordan Ridge at Eaton's Creek Phase 6, of record in Instrument No. 20061121-0144757, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anna E. Rivera and Lillie M. Goretski, by deed from Marie S. Hammond, unmarried, dated February 25, 2015, of record in Instrument No. 20150302-0018042, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2529 Jordan Ridge Drive, Nashville, TN 37218.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of July, 2018.

Anna E. Rivera

Lillie M. Rivera

State of Tennessee)
County of Davidson)

On this 27th day of July, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anna E. Rivera and Lillie M. Rivera, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 263,900.00.**

Affiant

Sworn and subscribed before me on this the 27th day of July, 2018.

Notary Public

My Commission Expires: 2-27-21

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NEW OWNER:
Johnnie William Scott
2529 Jordan Ridge Drive
Nashville, TN 37218

RESPONSIBLE FOR TAX PAYMENT:
Highlands Residential Mortgage
12001 N Central Expwy
Dallas, TX 75243

TAX MAP-PARCEL #:
058-09-0A-173.00

201807300074032

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
My Commission Expires 05-06-2019