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

39-B
File #19-1022

Karen Johnson Davidson County
Batch# 202754 DEEDWARR
03/06/2019 12:47:55 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20190306-0020568

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 **Daniel H. Goscombe, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lucas E. Renteria, a single person**, 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. 3 on the Plan of the Final Plat 6th & Hume Street, of record in Instrument No. 20060829-0106425, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel H. Goscombe, an unmarried man by deed from Robert William Boyles, and unmarried man and Molly Louise Decerbo, an unmarried woman, dated December 16, 2015, of record in Instrument No. 20151218-0127320, 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: 514 Hume Street, Nashville, TN 37208.

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 5th day of March, 2019.

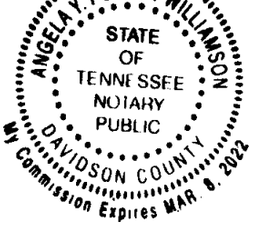
Daniel H. Goscombe

State of Tennessee)
County of Davidson)

On this 5th day of March, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Daniel H. Goscombe, 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)
County of Davidson)

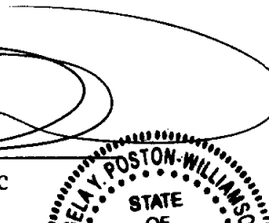
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 345,000.00.

Affiant

Sworn and subscribed before me on this the 5th day of March, 2019.

Notary Public

My Commission Expires: 3/8/22



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Lucas E. Renteria	USAA Federal Savings Bank	082-09-0N-003.00
514 Hume Street	10750 McDermott Freeway	
Nashville, TN 37208	San Antonio, TX 78288	