Karen Johnson Davidson County
Batch# 211795 DEEDWARR
03/29/2019 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20190329-0028751

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Taylyn Johnson
Affiant

Subscribed and sworn to before me, this 26th day of March, 2019.

Notary Public

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicole A. Cruz **Hector M. Cruz**	~~**New Owner**~~ Success Mtg Partners	**Map/Parcel: 044-05-0-006.00**
135 Scenic View Road	1200 S. Sheldon Rd. #150	
Old Hickory, TN 37138	Plymouth MI 48170	

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,

Roberth Lamer and Yailyn Mata, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole A. Cruz and Hector M. Cruz, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in DAVIDSON County, Tennessee, being the northwesterly part of Lot No. 67 of Scenic View Subdivision, not of record, also being Lot "L" on a resubdivision of said Lot No. 67, to which a more particular description is as follows: Beginning at a point in the northwesterly margin of Scenic View Drive, North 46 degrees 29 minutes West 72.3 feet to a point; thence North 44 degrees 46 minutes East 156.5 feet to a point; thence North 11 degrees 18 minutes East 20.02 feet to a point; thence South 46 degrees 29 minutes East 82.1 feet to a point; thence 172.14 feet to the point of beginning according to a survey by John Kohl dated March 24, 1987.

Being the same property conveyed to Michael Preacher, by Warranty Deed, from Tony L. Tyler and wife, Tammy K. Tyler, dated January 3, 2002 of record in Instrument No. 20020313-0031592, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Roberth Lamar and Yailyn Mata, husband and wife, by Warranty Deed, from Michael Preacher, married, dated October 27, 2017 of record in Instrument No. 20171101-0112080, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Sewer and Drainage Easement to Metropolitan Government of record in Instrument No. 201111117-0089847, Register's Office for DAVIDSON County, Tennessee.
Subject to rise of flow of creek.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 26th day of March, 2019.

Roberth Lamer

Yailyn Mata

Yailyn Mata

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Roberth Lamer and Yailyn Mata, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2019.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **190091JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)