WARRANTY DEED

Karen Johnson Davidson County
Batch# 231266 DEEDWARR
05/17/2019 09:49:44 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190517-0046620

W-BC-19-427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/14/19 (AFFIX SEAL)

ELIZABETH M... STATE OF TENNESSEE NOTARY PUBLIC ...SION MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Riggs Realty Group, LLC	**New Owner**	
(NAME)	(NAME)	**091-13-0-172.00**
6712 NW 159th St		
(ADDRESS)	(ADDRESS)	
Edmond, OK 73013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT EDWARD HILAND, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RIGGS REALTY GROUP, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davison County, State of Tennessee, being Lot No. 50, on the Map of Section One, Westboro Subdivision, of record in Book 1424, page 18, Register's Office for Davidson County, TN

Said Lot 50 fronts 50 feet on the Southwesterly side of Westboro Drive and runs back between lines, 205.6 feet on the Southerly line; 212 feet on the Northerly line, to a dead line on which it measures 71.7 feet.

Being the same property conveyed to Scott Edward Hiland by Quitclaim Deed from Julia High Hiland and Scott Edward Hiland of record in Instrument No. 20090304-0019247 Register's Office for Davidson County, Tennessee, dated February 18, 2009 and recorded on March 04, 2009.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 18, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **427 Westboro Drive, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF MAY, 2019.

Scott Edward Hiland by Edward Lee Hiland AIF
Scott Edward Hiland by Edward Lee Hiland,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD LEE HILAND, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SCOTT EDWARD HILAND, and who acknowledged he/she/they executed the same as the free act and deed of the said SCOTT EDWARD HILAND.

Witness my hand and official seal, this the 10th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212