Karen Johnson Davidson County
Batch# 246912 DEEDWARR
06/21/2019 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190621-0060136

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00**

Goran Davidovic
Affiant

Subscribed and sworn to before me, this the 20th day of June, 2019.

Kelsie Holloway
Notary Public

My commission expires: 8/16/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Goran Davidovic	SWBC Mortgage Corp.	**Map 173-16-0-A Parcel 020.00co**
3105 Hidden Creek Drive	9311 San Pedro Ave #100	
Antioch, TN 37013	San Antonio TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daniel Ibarra-Scurr and Sarah Ibarra-Scurr

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

Goran Davidovic, a single man

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 Lot No. 68 on the Final Plat Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1, of record in Instrument No. 20030213-0020016, Surveyors Certificate of Correction of record in Instrument No. 20031120-0169641, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel Ibarra-Scurr and Sarah Ibarra-Scurr, as husband and wife, by Deed dated March 16, 2012 from The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20120326-0025237, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20030213-0020016, Surveyors Certificate of Correction of record in Instrument No. 20031120-0169641, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20020510-0058111, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions for Hidden Creek, of record in Instrument No. 20020514-0059176, amended in Instrument No. 20030313-0033781, Instrument No. 20050308-0025065, Instrument No. 20090908-0084135, and Rules and Regulations or record in Instrument No. 20190102-0000313, Register's Office for Davidson County, Tennessee. (4) By-Laws of Hidden Creek Homeowners' Association, Inc. of record in Instrument No. 20030303-0027389, Register's Office for Davidson County, Tennessee. (5) Dedication of common areas to Hidden Creek Homeowners' Association, Inc., of record in Instrument No. 20030303-0027387, said Register's Office. (6) Charter of Hidden Creek Homeowners' Association, Inc., of record in Instrument No. 20030303-0027388 and amended in Instrument No. 20081230-0123265, said Register's Office. (7) Storm Water Detention Agreement of record in Instrument No. 20020320-0034487, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (_____) property, known as **3105 Hidden Creek Drive, Antioch, TN 37013**

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 **20th** day of **June, 2019.**

Daniel Ibarra-Scurr

Sarah Ibarra-Scurr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Daniel Ibarra-Scurr and Sarah Ibarra-Scurr,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **June, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)