WARRANTY DEED

Karen Johnson Davidson County
Batch# 904478 DEEDWARR
08/17/2022 01:50:09 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20220817-0093284

JM-BMR-22-429

REGINA BLATT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Adriana Nieto	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	**075-12-0A-121.00-CO**
429 Scotts Creek Trl	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Antonio, TX 78216**	
(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, **CHARLOTTE L. GARRISON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADRIANA NIETO, A MARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Section Three, Phase I, Greer Meadows at Cedar Creek, Residential P.U.D. of record in Plat at Instrument No. 20010920-0101748, 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 Charlotte L. Garrison by Warranty deed from Tracy G. Morris and husband, Justin R. Morris of record in Instrument No. 20121105-0101784 Register's Office for Davidson County, Tennessee, dated November 02, 2012 and recorded on November 05, 2012.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record as Instrument Number 20010920-0101748, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020606-0069062 and Book 10802, page 402, Register's Office for Davidson County, Tennessee.
- Charter of Greer Meadows at Cedar Creek of record in Book 8060, Page 680, in the Register's Office for Davidson County, Tennessee.
- Charter for Cedar Creek Homeowner's Association of record in Book 8414, Page 69, in the Register's Office for Davidson County, Tennessee.
- Common Area Conveyance to HOA of record in Instrument Number 20021126-0146632, Instrument No. 20030107-0002660 and Instrument No. 20070307-0028313, in the 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: **429 Scotts Creek Trl, Hermitage, Tennessee 37076**.

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 9th DAY OF AUGUST, 2022.

Charlotte L. Garrison

Charlotte L. Garrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE L. GARRISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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