Karen Y Johnson Davidson County
Batch# 147246 DEEDWARR
10/01/2018 11:08:22 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20181001-0096985

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivan Gonzalez	NEW OWNER	
	(NAME)	
1097 Woods Ferry Road # 20		026-00-0-030.00
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Curtis T. Stewart, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ivan Gonzalez, hereinafter called the Grantees, their heirs 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 NUMBERS 1, 2, 3, 4, AND 5 ON THE PLAN OF "PEEPLES ESTATE SUBDIVISION", AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20180508-0044075, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE PROPERTY CONVEYED TO CURTIS T. STEWART, MARRIED, BY WARRANTY DEED FROM HAROLD CLAY PEEPLES AND GARY WAYNE PEEPLES AND FRANCES ELAINE PEEPLES GREEN, HEIRS/DEVISEES OF EUGENIA H. PEEPLES, OF RECORD IN INSTRUMENT NO. 20180521-0048664, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 235, 239, 243, 247 & 251 Liberty Lane, Madison, TN 37115
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 28th day of September, 2018.

WARRANTY DEED
(Continued)

Curtis T. Stewart

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis T. Stewart, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072