Karen Johnson Davidson County
Batch# 262484 DEEDWARR
07/26/2019 09:31:30 AM 2 pgs
Fees: $13.00 Taxes: $240.50
20190726-0073598

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$65,000.00.**

Affiant

Subscribed and sworn to before me this 22 day of July, 2019.

Notary Public
My Commission expires: _____
(Affix Seal)

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andres Gonzalez	SAME	026-00-0-184.00
3451 Blaze Drive		
Murfreesboro, TN 3128		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ivan Gonzalez**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andres Gonzalez**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 3, on the Plan of Peeples Estate Subdivision, as shown on Plat of record in Instrument Number 20180508-0044075, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Ivan Gonzalez from Curtis T. Stewart, married by Warranty Deed on September 28, 2018, of record in Instrument Number 20181001-0096985, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20180508-0044075, Register's Office for Davidson County, Tennessee.

This is improved property known as: **243 Liberty Lane, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 22, 2019.

Ivan Gonzalez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ivan Gonzalez** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 22, 2019

My commission expires _____

Notary Public

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

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 10/14/2020

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY