Return to:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 306150 DEEDWARR
10/25/2019 10:46:24 AM 2 pgs
Fees: $13.00 Taxes: $1,309.80

20191025-0109615

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~:

Birthright Title & Escrow
405 Two Mile Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Bethany L. Vincent 235 Liberty Lane Madison, TN 37115	Bethany L. Vincent C/O CMG Financial Same as New Owner	026-00-0-186.00

WARRANTY DEED

THIS INDENTURE, made this 24th day of October, 2019 between **IVAN GONZALEZ,** unmarried, a resident of Davidson County, Tennessee ("Grantor") and **BETHANY L. VINCENT,** an unmarried woman, a resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat, Peeples Estate Subdivision of record in Plat at Instrument No. 20180508-0044075, 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 PART of the same property conveyed to Ivan Gonzalez by Warranty deed from Curtis T. Stewart, married, of record in Instrument No. 20181001-0096985 in the Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 01, 2018..

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

IVAN GONZALEZ

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th of October, 2019, before me personally appeared Ivan Gonzalez, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public
Commission expires: 7-3-23

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jul 3 2023

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$354,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 24th day of October, 2019.

Notary Public
My commission expires: 7-3-23

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023