Karen Johnson Davidson County
Batch# 332342 DEEDWARR
12/19/2019 10:04:37 AM 2 pgs
Fees: $13.00 Taxes: $210.16
20191219-0130955

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019121280

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ivan Gonzalez 820 South Water Ave. Gallatin, TN 37066	Ivan Gonzalez 820 South Water Ave. Gallatin, TN 37066	026-00-0-187.00

WARRANTY DEED

THIS INDENTURE, made this 13th day of December, 2019 between **CURTIS T. STEWART**, married, resident of Davidson County, Tennessee ("Grantor") and **IVAN GONZALEZ,** unmarried, 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. 7 on the Plan of Peeples Estate Subdivision, as shown on plat of record in Instrument No. 20180508-0044075, in the 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 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 for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 21, 2018.

The Grantors herein make oath that the above described property has never been used by Grantor or Grantors' respective spouses as their principal residence or homestead.

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.

CURTIS T. STEWART

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th of December, 2019, before me personally appeared Curtis T. Stewart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person or persons free act and deed.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Printed Name: _____

My commission expires: 7/9/2022

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 **$56,800.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 13th day of December, 2019.

Notary Public

My commission expires: 7/9/2022