THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-2137
Parcel ID: 094-08-0-035

Property Address:
1911 Dahlia Drive, Nashville, TN 37210

Karen Johnson Davidson County
Batch# 333125 DEEDWARR
12/23/2019 09:37:02 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20191223-0132006

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Warranty Deed

Send Tax Statements To:
Broker Solutions Inc., dba New American Funding
2 Maryland Farms Way
Suite 128
Brentwood, TN 37027

Address of New Owner:
Alice Fleenor
1911 Dahlia Drive
Nashville, TN 37210

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **LINO TORAL, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ALICE FLEENOR, a single woman,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 29, on the Plan of Dahlia Gardens, of record in Plat Book 2663, Page 93, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to LINO TORAL by Deed dated October 19, 2014 from RIGOBERTO BONILLA and wife, AURA L. BONILLA, recorded November 4, 2014, in Instrument Number 20141104-0101750, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1911 Dahlia Drive, Nashville, TN 37210.

The property conveyed herein was never the principal residence of the Grantor's spouse.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 2663, page 93, amended in Instrument No. 20180910-0089211, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to Belle Meade Land Company as contained in Book 1163, page 243, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 2856, page 63, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 18 day of December, 2019.

LINO TORAL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named LINO TORAL, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 18 day of December, 2019.



Notary Public

My Commission Expires: 2-4-23

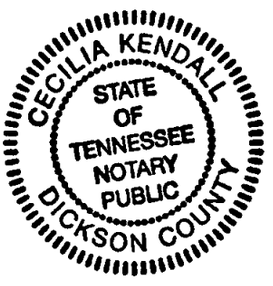
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $170,000.00.

Affiant

SWORN TO and subscribed before me on this 19th day of December, 2019.

Notary Public



My Commission Expires: 9-18-2023