RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 772104

Name and Address of New Owner:
Ronald Allen Deal, Sr.
3313 Walton Lane
Nashville, TN 37216

Send Tax Bills To:
Ronald Allen Deal, Sr.
3313 Walton Lane
Nashville TN 37216
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 430371 DEEDWARR
07/06/2020 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $880.60
20200706-0072210

Map & Parcel No: 05100012000

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alfredo Monreal,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ronald Allen Deal, Sr.,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 68 FEET, FRONT AND REAR, AS SHOWN ON A SURVEY MADE BY ZJ WILKINSON, SURVEYOR, DATED OCTOBER 27, 1960. SAID TRACT OF LAND FRONTS 68 FEET ON THE SOUTHERLY SIDE OF WALTON LANE AND RUNS BACK PARALLEL LINES 330 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO ALFREDO MONREAL BY SPECIAL WARRANTY DEED FROM DLI MORTGAGE CAPITAL, INC., RECORDED ON JANUARY 26, 2012, OF RECORD IN INSTRUMENT NO. 20120126-0007312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3313 WALTON LANE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of June, 2020.

Alfredo Monreal (SEAL)
Alfredo Monreal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2020, before me personally appeared Alfredo Monreal, 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's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2020.

Notary Signature
My commission expires: 3-8-2021

DELLANA LOWHORN DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $238,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of June, 2020.

Notary Public
My commission expires: 3-8-2021
File No. 2020-1320

DELLANA LOWHORN DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

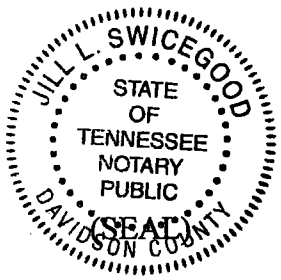
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My Commission Expires: 9/14/2018

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