Karen Johnson Davidson County
Batch# 471640 DEEDWARR
09/08/2020 11:49:45 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20200908-0101930

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0489

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of September, 2020

Notary Public

Commission Expires: 11/22/2021

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven Gonzalez & Ariel Gonzalez 6217 Rivervalley Drive Nashville, TN 37221	Regions Bank dba Regions Mortgage 2020 Parkway Office Circle Birmingham, AL 35244	126-16-0A-267.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James W. Wilson, Jr. and wife, Elizabeth Wilson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Gonzalez and Ariel Gonzalez, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Plan of Riverwalk Phase 2A, Section 2 of record in Plat at Instrument No. 20031014-0151984, 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 the same property conveyed to James W. Wilson, Jr. and James W. Wilson, Sr. and Thelma C. Wilson, as joint tenants with a right of survivorship by Quitclaim deed from Joan Wilson of record in Instrument No. 20150128-0008199 Register's Office for Davidson County, Tennessee, dated January 16, 2015 and recorded on January 28, 2015. The said James W. Wilson, Sr. died on 5/3/16. The said Thelma C. Wilson died on 10/19/16 leaving James W. Wilson, Jr. vested as the surviving tenant in common.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 6217 Rivervalley Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of September, 2020.

James W. Wilson, Jr.

Elizabeth Wilson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James W. Wilson, Jr. and Elizabeth Wilson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 4th day of September, 2020.

Notary Public
My Commission Expires: 7/29/2024

BRETT MONTGOMERY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 7/29/2024
COUNTY OF WILLIAMSON