File No. 280301386

WARRANTY DEED

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: April 7 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/17/08 14:25 3 pgs
Fees:18.00 Taxes:1775.63
20080417-0039143

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon Downs	Countrywide Bank, FSB	12400008800
(NAME)	(NAME)	
3395 Hobson Pike	3011 Armory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda L. Glass, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Vernon Downs and Lisa Downs, husband and wife**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEGINNING on a steel pin located in the North right of way line of Hobson Pike, said pin being located 2,055 feet in an easterly direction from the intersection of said right of way line with the center line of Granny Wright Pike. Thence North 03° 47' 20" W, 585.07 feet to a steel pin; thence South 83° 18' 40" E, 406.78 feet to a steel pin; thence South 03° 47' 20" E, 511.09 feet to a steel pin located in the North right of way line of Hobson Pike; thence South 86° 12' 40" W, 400.00 feet to the beginning containing 5.03 acres more or less, according to survey drawing titled John Vaughn Prop. S/D by Stones River Engineering, 111 Young Drive, Smyrna, Tennessee 37167, J. M. Widner, R.L.S. #792, dated June 5, 1987.

Being the same property conveyed to Monte Glass and wife Linda L Glass by deed from Robert L Russell, Jr. and wife Joyce D Russell of record in Book 10341, Page 718 on 02/04/1997 and filed for record on 02/06/1997, Register's Office for said County. The said Monte Glass is now deceased.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3395 Hobson Pike, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 15th day of April, 2008.

Linda L. Glass

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Linda L. Glass the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of April, 2008.

Commission expires: April 7 2009

Notary Public

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

File Number: 280301386

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 05/24/2008

Jessica Talbott
State
of
Tennessee
Notary
Public
Davidson Co.

270600731