BILL GARRETT, Davidson County
Trans:T20100070446 DEEDWARR
Recvd: 11/05/10 11:03 2 pgs
Fees:13.00 Taxes:499.50
20101105-0088920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $135,000.00 (One Hundred Thirty Five Thousand).

Deborah Duhl
AFFIANT

Subscribed to and sworn before me this 13th day of October, 2010.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Maria Micaela Loza and Rogelio L. Cardona Mejia, and Aurelia Rodriguez Friaz 418 Old Hickory Boulevard Madison,TN 37115	300 Old Hickory Blvd E, Madison, TN 37115	0413011100

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, **DONALD ROBERT DOWNS, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARIA MICAELA LOZA AND ROGELIO L. CARDONA MEJIA, AND AURELIA RODRIGUEZ FRIAZ,** HEREINAFTER CALLED THE GRANTEE(S), 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(s) 4,5,6, in Block "D" on the plan of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Donald Robert Downs, married, hereby make oath that the above described property has never been the domicile of Donald Robert Downs.

Being the same property conveyed to DONALD ROBERT DOWNS, by deed of record as Instrument No. 20100426-0031025, said Register's Office. Scrivener's Affidavit of record in Instrument No. 20101028-0086086, Register's Office of Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:		Property known as:
	(X) IMPROVED ( ) UNIMPROVED	**418 OLD HICKORY BOULEVARD** **MADISON,TN37115**

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), their 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2010

WITNESS, this 13th day of October, 2010

Donald Robert Downs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of October, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donald Robert Downs** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of October, 2010.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires:

LTSR Number:

GTE File: 2010