THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30686-06-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $145,000.00. Affiant Subscribed and sworn to before me this 1st day of August, 2012. Notary Public My Commission Expires: KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: Gerald Francis Downes Judith A. Downes 5021 Southfork Boulevard Old Hickory, TN 37138	**Send Tax Bills To:** **PrimeLending,A Plains Capital Company** **18111 Preston Rd., Suite 900** **Dallas, TX 75252**	**Tax Information:** Map and Parcel No.: 063 160 C 01100 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David S. Lane**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerald Francis Downes and Judith A. Downes** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5021 Southfork Boulevard, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of August, 2012.

David S. Lane

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David S. Lane**, 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, at office, this 1st day of August, 2012.

Notary Public

My Commission Expires:

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans:T20120058157 DEEDWARR
Recvd: 08/06/12 15:13 2 pgs
Fees:13.00 Taxes:536.50

20120806-0069955

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section One, Hermitage Springs Townhomes, now known as Hermitage Springs Estates, of record in Instrument No. 20010801-0081514, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to George Michael Costellow, unmarried, and David S. Lane, unmarried, as tenants in common with right of survivorship, by deed dated July 9, 2007, from Jennifer A. Epperson, unmarried, of record in Instrument No. 20070713-0083880, Register's Office for Davidson County, Tennessee. George Michael Costellow died on March 21, 2011.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Hermitage Springs Estates of record in Instruments Nos. 20001206-0120233, 20020130-0013464, 20031006-0147712, 20040226-0022056, 20060703-0078830 and 20060815-0100265, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Hermitage Springs Estates Homeowners Association, Inc., of record in Instrument No. 20010712-0074536, amended in Instrument No. 20030808-0113486, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Hermitage Springs Townhomes Association, Inc. of record in Instrument No. 20010716-0075385, Register's Office for Davidson County, Tennessee. By amendment in Instrument No. 20020128-0011789, said Register's Office, the name was changed to Hermitage Springs Estates Homeowners Association, Inc.
5. All matters appearing on the Plan of record as Instrument No. 20010801-0081514, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20010703-0070299, Register's Office for Davidson County, Tennessee.