WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/12/13

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF THOMAS SIDWELL

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Nashville, TN 37064
File No. 01288-13502

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald L. Downing Sr.	Tennessee Trust Mortgage, Inc	053090B15600CO
(NAME)	(NAME)	
2120 Freeman Lane	6398 Hwy 41-A	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Pleasant View, TN 37146	
(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, we, **Fredis M. Penaloza and wife, Luz M. Penaloza**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ronald L. Downing, Sr. and Brandy D. Downing, as husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 158 on the Plan of Cumberland Station at Wilson Camp, Section Four, as of record in Instrument 200410180124620, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Fredis M. Penaloza joined by his wife, Luz M. Penaloza by Deed from Randall Phillips Homes LLC, dated 06/03/2005 and filed for record on 06/09/2005 in Instrument 200506090065862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Instrument 200410180124620, said Register's Office. (1) Restrictions of record in Book 10585, Page 496, said Register's Office. (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200110150112096, as amended of record in Instrument 200209190114055, 200310300159798 and 200411150136852, said Register's Office. (3) Assignment of Developers Rights of record in Instrument 200610240131768, said Register's Office. (4) Storm Water Detention Agreement of record in Instrument 200311140166975, said Register's Office. (5) Charter of record in Instrument 200110170113082, said Register's Office. (6) Quitclaim Deed to The Homeowner's Association of record in Instrument 200411150136855, said Register's Office. (7) County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 ☐

BILL GARRETT, Davidson County
Trans: T20130022732 DEEDWARR
Recvd: 03/20/13 10:42 2 pgs
Fees: 13.00 Taxes: 591.63
20130320-0027593

File No.: 01288-13502
SMG TN Warranty Deed

This is improved ☑ property, known as 2120 Freeman Lane, Madison, TN 37115
(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), their heirs and/or 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/or 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 our hands this 13th day of March, 2013.

Fredis M. Penaloza

Luz M. Penaloza

State of Tennessee
County of Sumner

Personally appeared before me Fredis M. Penaloza and Luz M. Penaloza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of March, 2013.

Notary Public

My Commission Expires: 11/15/13

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Stewart Title Company Tennessee Division
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Franklin, TN 37064

