File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130082722 DEEDWARR
Recvd: 09/24/13 15:01 2 pgs
Fees: 13.00 Taxes: 824.73
20130924-0100501

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/7/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas A. Downing	NEW OWNER	142130A04000CO
(NAME) 409 Northridge Court	(NAME) Sunmist Mfg. Inc. 901 Semmes Ave.	
(ADDRESS) Nashville, TN 37221-5309	(ADDRESS) Richmond, VA 23224	
(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, **Tracy L. Primich and husband, David Fernandes**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Thomas A. Downing and spouse, Jean M. Downing**, 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. 40 on the Plan of Phase I & Boundary Plat of Riverside, of record in Plat Book 6900, Pages 490, 491 and 492 and revised in Plat Book 6900, Page 784, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tracy L. Primich and husband, David Fernandes by Deed from Robin G. Dillon, dated 02/28/2006 and filed for record on 03/01/2006 in Instrument 200603010023581, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 490, Plat Book 6900, Page 491, Plat Book 6900, Page 492, Plat Book 6900, Page 784, and Instrument 200405060052081, said Register's Office.
Declaration of Easements and Restrictive Covenants of record in Book 7185, Page 619, Book 7405, Page 780, as amended of record in Instrument 200404190044162 and Instrument 200912040111306, said Register's Office.
Consent to Continue Existence of Riverside Homeowner's Association of record in Instrument 200911240108147, said Register's Office.
Dedication of Public Utilities Easement of record in Book 6970, Page 278, said Register's Office.
Agreement for Grant of Easement for Conservation Greenway of record in Instrument 200410190125877, said Register's Office.
Charter of the Homeowner's Association of record in Book 7829, Page 703, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200406080067841, Instrument 200406080067842 and Instrument 200406080067844, said Register's Office.
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 ☐

This is improved ☑ property, known as 409 Northridge Court, Nashville, TN 37221-5309
(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 20th day of September, 2013.

Tracy L. Primich by Sharon Greenwood attorney in fact

Tracy L. Primich

David Fernandes by Sharon Greenwood attorney in fact

David Fernandes

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Greenwood, with whom I am personally acquainted and who proved herself to be the attorney in fact of Tracy L. Primich and David Fernandes and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of September, 2013.

Tonja Barron

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027