29431-8 Box 14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20170022355 DEEDWARR Recvd: 03/16/17 09:50 2 pgs Fees:13.00 Taxes:1165.50 20170316-0025611	The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.** Affiant Subscribed and sworn to before me, this the 14th day of March, 2017. Notary Public My commission expires: 1/12/21 (AFFIX SEAL)

JOHN C. ... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elizabeth Bruno **Ben Bruno**	**FirstBank**	**Map 142-13-0-A Parcel 040.00co**
409 Northridge Court	**318 Seaboard Ln., Ste. 205**	
Nashville, TN 37221	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas A. Downing and spouse, Jean M. Downing

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Bruno and Ben Bruno, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 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 and Surveyor's Certificate of Correction in Instrument No. 20040506-0052081, 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 Thomas A. Downing and spouse, Jean M. Downing, by Deed dated September 20, 2013 from Tracy L. Primich and husband, David Fernandes, of record in Instrument No. 20130924-0100501, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Pages 490, 491 and 492 and revised in Plat Book 6900, Page 784 and Surveyor's Certificate of Correction in Instrument No. 20040506-0052081, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Riverside, of record in Book 7185, Page 619 and Book 7405, Page 780, as amended in Instrument No. 20040419-0044162, Instrument No. 20091124-0108147 and Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee. (3) Charter of Riverside Homeowners' Association, Inc. of record in Book 7829, Page 703, Register's Office for Davidson County, Tennessee. (4) Agreement for Dedication of Easement for Water Lines of record in Book 6970, Page 275, Book 6970, Page 281 and Book 6970, Page 284, said Register's Office. (5) Dedication of Public Utilities Easement of record in Book 6970, Page 278, said Register's Office. (6) Permanent Easement as set out in the Deed of record in Book 6972, Page 45, said Register's Office. (7) Easement for ingress and egress as reserved in the Deed of record in Book 7103, Page 48, said Register's Office. (8) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20041019-0125877, said Register's Office. (9) Dedication of common area to Riverside Homeowners' Association, Inc. of record in Instrument No. 20040608-0067842, Instrument No. 20040608-0067844, and Instrument No. 20040608-0067841, said Register's Office. (10) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **409 Northridge Court, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their 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 hand(s) this 14th day of **March, 2017.**

Thomas A. Downing

Jean M. Downing

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas A. Downing and Jean M. Downing,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **March, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.