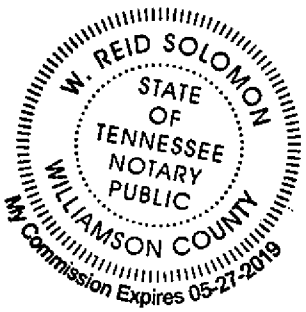



(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2017.

Notary Public

My commission expires: 5-27-19

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Rosendo Medina** | **New Owner** | **104-13-0A-29.00-CO** |
| **401 Bowling Ave, Unit 20** | | |
| **Nashville, TN 37205** | | |

**Davidson County DEEDWARR**
**Recvd: 05/23/17 14:52 3 pgs**
**Fees:18.00 Taxes:1535.50**
**20170523-0051278**

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Margaretta A. Downey and husband, Edward E. Downey**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Rosendo Medina, umarried**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit 20, Building Site No. 29, on the Plan of Section One, Richmeade Place, of record in Plat Book 4860, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Margaretta A. Downey and husband, Edward E. Downey by Warranty Deed from Brian Poile, an unmarried man, of record as Instrument No. 20130131-0010051 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 401 Bowling Ave, Unit 20, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of record in Plat Book 4860, Page 44, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of May, 2017.

Margaretta A. Downey

Edward E. Downey

**STATE OF** NEW YORK

**COUNTY OF** DUTCHESS

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Margaretta A. Downey and Edward E. Downey, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of May, 2017.

Notary Public
My Commission Expires: _____

SANDRA L. KEELER
Notary Public, State of New York
No. 01KE5050975
Qualified in Dutchess County
Commission Expires October 23, 20 17

SolomonParks File No. 817081

# True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-22-19
Notary' Seal (if on paper)

