FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Sumner
Bill Garrett Davidson County Batch# 45673 DEEDWARR 01/08/2018 03:21:47 PM 2 pgs Fees: $13.00 Taxes: $987.90 20180108-0002443	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$267,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd December 2017. Notary Public MY COMMISSION EXPIRES: 2/25/20 (AFFIX SEAL)

DIANNE M. CARNEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**17-0510**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Conswala Shanience Bonilla and Daniel D. Whitehead	**CMG Mtg. Inc.**	**033-06-0-012.00**
(NAME) **1097 Old Dickerson Road**	(NAME) **3160 Crow Canyon Rd., Ste. 400**	
(ADDRESS) **Goodlettsville,TN 37072**	(ADDRESS) **San Ramron, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lorraine F. Downhour, an unmarried individual, Lorraine F. Downhour, Trustee of the Robert W. Downhour and Lorraine F. Downhour Revocable Living Trust, and Charlene S. Williams** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Conswala Shanience Bonilla and Daniel D. Whitehead, 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:

Being Lot No. 6 on the Plan of Plantation Estates, Section I, as of record in Book 3842, Page 40, Register's Office for said county, to which plan reference is here made for complete description.

Being part of the property conveyed to Robert W. Downhour and Lorraine F. Downhour, Tenants by the Entireties, from Robert W. Downhour and Lorraine F. Downhour, the Co-Trustees of the Robert W. Downhour and Lorraine F. Downhour Revocable Living Trust by Instrument of Correction record on 10/18/02 as Instrument Number 20021018-0128047 in the Register's Office of Davidson County, Tennessee.
Robert W. Downhour having since died.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1097 Old Dickerson Road, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

IN WITNESS WHEREOF, this instrument has been executed on this the _____ day of _____, _____.

Lorraine F Downhour
Lorraine F. Downhour

Lorraine F Downhour Trustee
Lorraine F. Downhour, Trustee
The Robert W. Downhour and Lorraine F. revocable Living Trust

Charlene S Williams
Charlene S. Williams

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Lorraine F. Downhour and Charlene S. Williams** , with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 22 day of DECEMBER, 2017.

NOTARY PUBLIC

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2/6/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Lorraine F. Downhour, whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of the Robert W. Downhour and Lorraine F. Downhour Revocable Living Trust, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Robert W. Downhour and Lorraine F. Downhour Revocable Living Trust

WITNESS my hand and official seal on DECEMBER 22, 2017

NOTARY

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 2/6/18