WARRANTY DEED

Bill Garrett Davidson County
Batch# 66869 DEEDWARR
03/09/2018 09:29:09 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180309-0022320

M-VRES-18-800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 07-06-20

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darrell Patrick Downs and Denise Downs	**F&M Bank**	
(NAME)	(NAME)	**160-15-0-012.00**
~~**800 Fireside Circle**~~ 934 Fatherland St.	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
~~**Brentwood, TN 37027**~~ Nashville, TN 37206	**Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **RONALD P. LUBOVICH, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DARRELL PATRICK DOWNS AND DENISE DOWNS, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, that 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. 12 on the Plan of Hearthstone, Phase 1 of record in Plat Book 5200, Page 218, as amended in Book 5677, Page 419 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 Mark A. Ellmore, Jr., Trustee by Quitclaim Deed from Ronald P. Lubovich, Trustee for the benefit of Marcia Lubovich and Ronald P. Lubovich, Jr., as joint tenants with right of survivorship of record in Instrument No. 199912290308629, Register's Office for Davidson County, Tennessee, dated January 01, 1999 and recorded on December 29, 1999 and within the same deed the said Mark A. Ellmore, Jr., Trustee conveyed his interest in the subject property to Ronald P. Lubovich, LLC.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 5200, Page 218, as amended in Book 5677, Page 417, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5409, Page 485 and Book 5479, Page 422, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7053, Page 982, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7054, Page 19, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 5651, Page 249, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7178, Page 386, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **800 Fireside Circle, Brentwood, Tennessee 37027**.

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 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 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 hand this the 5th DAY OF MARCH, 2018.

Ronald P. Lubovich, LLC

BY: _____
Ronald P. Lubovich
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD P. LUBOVICH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of RONALD P. LUBOVICH, LLC the within named bargainor, a limited liability company, and that he as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 5th of March, 2018.

_____
Notary Public

My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212