WARRANTY DEED

FILE BOX 19B
06-06-005-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of June, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/16/06 13:05 2 pgs
Fees:13.00 Taxes:610.50

20060616-0072085

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KEITH I. PAXTON, TAMMY B. PAXTON, PAUL GLOVER AND, MARIA GLOVER	" NEW OWNER "	131-01-0-D
(NAME)	(NAME)	119.00
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL P. MADDEN, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEITH I. PAXTON AND WIFE, TAMMY B. PAXTON, PAUL GLOVER AND WIFE, MARIA GLOVER, Both with One-Half (1/2) undivided interest, as Tenants by the Entirety**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, described as follows: Unit 216, in a Horizontal Property Regime as shown on the condominium site plan of Georgetown Apartments, as of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .582% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, Page 325, et. seq., said Register's Office. Said Unit is also known as Apartment No. 23T.

THE PREMISES herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Belle Forest Condominium Apartments, as of record in Plat Book 5200, Page 4, and Master Deed of record in Book 5211, Page 325 as amended in Book 5616, Page 133; Book 6079, Page 516; Book 10225, Page 413; By-Laws of record in Book 5211, Page 345, and Charter of record in Book 5233, Page 459, said Register's Office.

BEING the same property conveyed to PAUL H. MADDEN AND WIFE, MARION MADDEN by deed from GEORGETOWN OF NASHVILLE LIMITED PARTNERSHIP of record in Book 5243, Page 561, said Register's Office. Subsequently Marion Madden having died and title having vested in Paul H. Madden as surviving tenant by the entirety. Then Paul H. Madden having conveyed his interest to Paul H. Madden and Michael P. Madden as joint tenants with the right of survivorship by deed of record in Book 10016, Page 314, said Register's Office. Paul H. Madden is now deceased and title having vested in Michael P. Madden as surviving tenant.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property is not now nor ever has been the principal place of residence for the Grantor(s).
INVESTMENT PROPERTY ONLY

BEING unimproved ☐
Improved ☒ property known as: 5025 Hillsboro Road Unit 23T, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 16th day of June, 2006.

MICHAEL P. MADDEN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL P. MADDEN,** MARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of June, 2006.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.