WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

Venita Ashley Teague
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mary Colleen West	NEW OWNER	Parcel ID:
158 Oak Place		043100A07400CO
Houston, TX 77006		

FOR AND IN 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

Lucy M. Cline and husband, Charles A. Cline

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mary Colleen West , unmarried

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, TN, being Unit No. C-310 on the Plan of Madison Park Condominiums, according to the Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and Book 8014, Page 416, Register's Office for Davidson County, TN, and more particularly described on Plat of record in Plat Book 5200, Pages 179-182, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Lucy M. Cline and husband, Charles A. Cline by deed from Old Hickory Credit Union, of record in Instrument 20100503-0033604, dated April 30, 2010, Register's Office for said County.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and Book 8014, Page 416, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 179-182, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 555 N. Dupont Ave.; C-48, Madison, TN 37115

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.

Witness our hands this 5th day of April, 2013.

Lucy M. Cline

Charles A. Cline

BILL GARRETT, Davidson County
Trans:T20130028303 DEEDWARR
Recvd: 04/08/13 11:25 2 pgs
Fees:13.00 Taxes:151.70
20130408-0034400

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 Lucy M. Cline and Charles A. Cline, 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 5th day of April, 2013.

My Commission Expires: 8/23/16

Notary Public

