Prepared by:
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Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13050009

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF June, 2013.

NOTARY PUBLIC

My Commission expires: 9/29/14

Address of New Owner
Jeffrey W. Brown
P O Box 1563
Madison, TN 37116

Send Tax Bills To:
Same

Tax Information:
043-10-0A-055

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John Darrin Duncan,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey W. Brown,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C-69 (203) on the plan of Madison Park Condos, 555 DuPont Avenue, Madison, Tennessee, according to the Master Deed of record in Book 5462, Page 614-649, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 179-182, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Wayne Burks and Nancy C. Burks, husband and wife, by deed from The Estate of William W. Cobb, deceased by William Kevin Cobb, Administrator, CTA, of record as Instrument No. 20051116-0138655, dated November 14, 2005, said Register's Office. The said Wayne Burks having since died, leaving the said Nancy C. Burks as the surviving tenant by the entirety. Being further conveyed to Nancy Carol Burks and John Darrin Duncan, as joint tenants with rights of survivorship by deed from Nancy Carol Burks, of record as Instrument No. 20081022-0105789, dated October 21, 2008, said Register's Office. The said Nancy Carol Burks having died, DOD 01/11/2009, property vested in John Darrin Duncan as surviving Tenant.

This is improved property generally located:
555 N Dupont Avenue, Apt. C-69, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2013 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Book 5200, Pages 179-182 , Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Master Deed of record at Book 5462, Page 614, as corrected in Book 5608, Page 551, Addendum to Master Deed as recorded in Book 8014, Page 416, Register's Office for Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Amendment to By-Laws of Madison Park of record as Book 10895, page 319, said Register's Office for Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

BILL GARRETT, Davidson County
Trans:T20130048182 DEEDWARR
Recvd: 06/10/13 12:01 2 pgs
Fees:13.00 Taxes:99.90
20130610-0058617

5. Stormwater Detention Agreement of record at Book 6160, Page 607, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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, **John Darrin Duncan** has/have caused this instrument to be executed, this the 7 day of June, 2013.

John Darrin Duncan

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John Darrin Duncan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 7 day of June, 2013.

My commission Expires: 9/24/14

NOTARY PUBLIC

