THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14020235

BILL GARRETT, Davidson County
Trans:T20140016796 DEEDWARR
Recvd: 03/12/14 13:37 2 pgs
Fees:13.00 Taxes:1376.40
20140312-0020774

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $372,000.00

Affiant

Subscribed and sworn to before me, this6th day of March, 2014.

Notary Public
My Commission Expires: 11-3-

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas W. Madron and Beverly B. Madron 600 Timber Ln Nashville TN 37215	New Owner	Tax Parcel ID No. 117-02-0C-001.00 CO

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 of which is hereby acknowledged, **Warren Thompson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas W. Madron and Beverly B. Madron, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 together with Carport No. 1A on the Plan of Regency Park, being part of Woodlawn Manor, Inc. of record in Plat Book 3700, Pages 111 and 112, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of the Regency Park Condominiums, a horizontal property regime established by Master Deed of record in Book 3815, Page 778 amended in Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047, Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page 513, said Register's Office.

Being the same property conveyed to Warren Thompson by Warranty Deed from Evelyn K. Trabue and husband, Thomas M. Trabue, Jr., recorded on the 30th day of September, 2003 in Instrument No. 20030930-0144177, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REGENCY PARK, WOODLAWN MANOR INCORPORATED, as recorded in Plat Book 3700, Page(s) 111 & 112.

Charter of Regency Park Condominium Homeowners Association recorded in Book 8129, Page 118, amended in Book 8500, Page 717.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing REGENCY PARK, WOODLAWN MANOR INCORPORATED Condominium of record in Book 3815, Page 778 , as amended by instrument(s) of record in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662,

Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513 and Instrument Nos. 20031029-0159210, 20050531-0060994 and 20110525-0040197; also subject to easements, rights and interests 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.

Easement for Water Mains, recorded in Book 3943, Page 821 and Book 3593, Page 348.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 4067, Page 947.

Repurchase Option recorded in Book 3907, Page 839 and Counterpart recorded in Book 5567, Page 932.

This is improved property located at 600 Timber Ln Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2014.

Warren Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Warren Thompson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014