BILL GARRETT, Davidson County
Trans:T20140047188 DEEDWARR
Recvd: 07/02/14 11:18 2 pgs
Fees:13.00 Taxes:96.20
20140702-0058211

BOX 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID VERNICH	**SAME**	**043-10-0A-067.00 CO**
(NAME) **1960 J MADISON ST. #242**	(NAME) **P.O. BOX 160433**	
(ADDRESS) **CLARKSVILLE, TN 37043**	(ADDRESS) **NASHVILLE, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, THOMAS B. BARTLETT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID VERNICH,** HEREINAFTER CALLED THE GRANTEE, HIS 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, Tennessee, being Unit C-70 (303), as established in the Master Deed for Madison Park Condominiums, of record as Book 5462, page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominium, of record as Book 5608, page 551 and Addendum to Master Deed for Madison Park, a Condominium, of record as Book 8014, page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements appurtenant thereto.

Being the same property conveyed to Thomas B. Bartlett and Catherine L. Bartlett, joint tenants with right of survivorship, by deed from Grand Canyon Properties, LLC, of record in Instrument No. 20010117-0004966, dated January 12, 2001, said Register's Office. The said Catherine L. Bartlett having since died on or about September 22, 2009, leaving the said Thomas B. Bartlett as the surviving joint tenant.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 5200, pages 179-182, said Register's Office, Master Deed of record in Book 5462, page 614 corrected by Deed of Correction of record in Book 5608, page 551 and amended in Book 8014, page 416, said Register's Office; Storm Water Detention Agreement of record in Book 6160, page 607, said Register's Office; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Thomas B. Bartlett being recorded simultaneously herewith as Instrument No. _____, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **555 N. DUPONT AVENUE, UNIT #C-70, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of June, **2014.**

Thomas B. Bartlett
by Virginia N. Pitts, attorney in fact for
Thomas B. Bartlett

THOMAS B. BARTLETT
BY:VIRGINIA N. PITTS, ATTORNEY IN FACT FOR
THOMAS B. BARTLETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of June, 2014, before me personally appeared **Virginia N. Pitts, Attorney-in-Fact for Thomas B. Bartlett**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas B. Bartlett, and who acknowledged that she executed the same as the free act and deed of Thomas B. Bartlett.

Witness my hand and official seal at office this 30 day of June, 2014.

My commission expires: **May 5, 2015**

Lee A. Cohen
Notary Public