WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140061571 DEEDWARR
Recvd: 08/20/14 10:57 2 pgs
Fees:13.00 Taxes:980.50
20140820-0075667

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margot Elizabeth Madsen	Same address	104020H00700CO
(NAME)	(NAME)	
134 Acklen Park Drive	as new Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mason Revelette and Ashlyne Huff Revelette**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto ** hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

**Margot E. Madsen, an unmarried woman

Land in Davidson County, Tennessee, being Unit No. 7 on the plan of West Park Place, a Condominium Development of record in Plat Book 6900, Page 202, and as further established by Master Deed and Bylaws, of record in Book 7120, Page 792, and amended in Book 7276, Page 824, all in the Register's Office for Davidson, County, Tennessee, together with the undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and accurate description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Mason Revelette and Ashlyne Huff (n/k/a Ashlyne Huff Revelette) by Warranty Deed dated 06/15/2012 from Mirsa 2, LLC, a North Carolina LLC of record in Instrument 201206200053893, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
All matters as set forth per Plat Book 421, Page 82, Plat Book 421, Page 83, and Plat Book 6900, Page 202, said Register's Office.
Master Deed and By-Laws filed for record in Book 7120, Page 792, as amended in Book 7276, Page 824, said Register's Office.
Charter of the Homeowner's Association of record in Book 7155, Page 111, said Register's Office.
Property taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. 2014 property taxes are prorated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 134 Acklen Park Drive, Nashville, TN 37203
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 13th day of August, 2014.

Mason Revelette

Ashlyne Huff Revelette

State of Tennessee
County of Williamson

Personally appeared before me Mason Revelette and Ashlyne Huff Revelette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~15~~ 13th day of August, 2014.

Notary Public
My Commission Expires: 11/05/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY