BILL GARRETT, Davidson County
Trans:T20140086408 DEEDWARR
Recvd: 11/17/14 11:04 2 pgs
Fees:13.00 Taxes:177.60
20141117-0105780

WARRANTY DEED

ZANA C. PETTY
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 **$48,000.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2014.

Notary Public

My commission expires: 7-26-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Louis J. Vargo Tiffany A. Cathey	NEW OWNER	043100A03000CO
516 Riverwood Circle		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Duston J. Ward, an unmarried man aka Duston Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Louis Joseph Vargo and Tiffany A. Cathey, husband and wife

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:

Situated in Davidson County, Tennessee, described as follows, to wit:

Unit B-27 (B200), Madison Park condos, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, page 179-182, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Duston Ward, unmarried, by Deed from Coordination Plus, LLC, a Tennessee limited liability company, dated December 4, 2007, of record in Instrument No. 20071206-0141297, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Madison Park.

2) The Plan of record in Book 5200, Page 179-182, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3) Master Deed of Madison Park Condominiums, of record in Book 5462, page 614, corrected in Book 5608, page 551 amended in Book 8014, page 416, Register's Office for Davidson County, Tennessee.

4) Storm Water Detention Agreement of record in Book 6160, page 607, Register's Office for Davidson County, Tennessee.

5) Taxes for the current year which have been prorated and paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **555 N Dupont Avenue #B-27, Madison, TN 37175**

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 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/our hand(s) this **14th** day of **November, 2014.**

Duston J. Ward

Duston Ward

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Duston Ward,** the within named sellers, 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 **14th** day of **November, 2014.**

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public

My Commission Expires:_____