BILL GARRETT, Davidson County
Trans:T20150023205 DEEDWARR
Recvd: 03/30/15 15:41 2 pgs
Fees:13.00 Taxes:199.80
20150330-0027413

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0170HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00.

Affiant

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of March, 2015.

Notary Public
Commission Expires: 10-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Drexsel Greene 555 N. Dupont Avenue, Unit D-80 Madison, TN 37115	OWNER	043-10-0B-080.00(CO)

WARRANTY DEED

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

Surgena Kilby and Brandall Swanson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Drexsel Greene

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:

LAND in Davidson County, Tennessee, being Unit No. D-80 Madison Park Condominiums, as established by Master Deed and By-Laws of record in Book 5462, Page 614, as amended in Book 5608, Page 551, Book 8014, Page 416 and Book 10895, Page 319, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Surgena Kilby and Brandall Swanson by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, dated 11/25/13 and recorded 12/5/13 in Instrument Number 20131205-0123935, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 555 N. Dupont Avenue, Unit D-80, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of March, 2015.

Surgena Kilby

Brandall Swanson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Surgena Kilby and Brandall Swanson** 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.

Witness my hand and official seal at Murfreesboro, Tennessee this 25th day of March, 2015.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)