WARRANTY DEED

RETURN TO: GREATER NASHVILLE TITLE & CLOSING CO. 200 MADISON STREET MADISON, TN 37115

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2015.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven T. Morris	Steven T. Morris	043100a06100
(NAME)	(NAME)	
2811 Huntleigh Drive	2811 Huntleigh Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150030700 DEEDWARR
Recvd: 04/23/15 09:41 2 pgs
Fees: 13.00 Taxes: 138.75

20150423-0036257

FOR AND 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, Edward M. Kubilus, Unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven T. Morris, Unmarried, 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:

A certain condominium apartment located in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. C-54 (209) of Madison Park Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as established by Master Deed of record in Book 5462, Page 614, Deed of Correction to Master Deed of record in Book 5608, Page 551 and Addendum to Master Deed of record in Book 8014, Page 416, Register's Office for Davidson County, Tennessee and an undivided interest in the general and limited common elements appurtenant thereto, and as shown on the Plan of Madison Park Condominiums, of record in Plat Book 5200, Pages 179 through 182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward M. Kubilus, unmarried from Aubrey B. Harwell, Jr., Trustee by Warranty Deed dated May 24, 1996 of record in Book 10063, Page 991, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Edward M. Kubilus, unmarried and Manuela McCoy, married by Quitclaim Deed dated February 1, 2008, of record in Instrument No. 20080305-0021967, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Edward M. Kubilus from Manuela McCoy by Quitclaim Deed dated May 7, 2014 of record in Instrument No. 20140521-0043555, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF MADISON PARK CONDOMINIUMS OF RECORD IN PLAT BOOK 5200, PAGES 179-182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO MASTER DEED OF RECORD IN BOOK 5462, PAGE 614, DEED OF CORRECTION TO MASTER DEED OF RECORD IN BOOK 5608, PAGE 551 AND ADDENDUM TO MASTER DEED OF RECORD IN BOOK 8014, PAGE 416, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 6160, PAGE 607, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO MADISON PARK CONDOMINIUMS RULES AND REGULATIONS OF RECORD IN INSTRUMENT NO. 20150324-0025053, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO WARD RIDGE RENOVATION PROJECT & PROPERTY MANAGEMENT, MADISON PARK CONDOMINIUMS HOMEOWNER'S ASSOCIATION, INC, MANAGEMENT AND REDEVELOPMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20150324-0025057, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

*****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR NAMED HEREIN*****

unimproved ☐

This is improved ☑ property, known as 555 N Dupont Ave, Unit No. C-54, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 21st day of April, 2015.

Edward M. Kubilus

STATE OF FLORIDA

COUNTY OF MARION

On this 21st day of April, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward M. Kubilus**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. (FLORIDA DRIVER'S LICENSE)

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5/6/2017

Anita S. Alexander
Notary Public,

ANITA S. ALEXANDER
MY COMMISSION # FF 008942
EXPIRES: May 6, 2017
Bonded Thru Notary Public Underwriters

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115