BILL GARRETT, Davidson County
Trans:T20150081989 DEEDWARR
Recvd: 09/25/15 15:34 2 pgs
Fees:13.00 Taxes:209.05
20150925-0097878

Warranty Deed

CARLA L W DODD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $56,500.00. Affiant Subscribed and sworn to before me, this the 10th day of September, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Margie Wilkett		
555 North Dupont Avenue, #D78	New Owner	043-10-0B-078.00
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREGORY B. BULLARD, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGIE WILKETT**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium Unit in Davidson County, Tennessee, being Unit No. D-78 on the Plan of Madison Park Condominium, Phase II, according to Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551 and amended in Book 8014, page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, pages 179 through 182, in the Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Gregory B. Bullard by Special Warranty deed from JPMorgan Chase Bank, as Trustee of record in Instrument No. 20041015-0124347 Register's Office for Davidson County, Tennessee, dated October 12, 2004 and recorded on October 15, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 555 North Dupont Avenue, #D78, Madison, TN 37115.

*Grantor is married but property has never been a residence of grantor or his spouse.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of September, 2015.

Gregory B. Bullard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gregory B. Bullard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of September, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public