BILL GARRETT, Davidson County
Trans:T20150089709 DEEDWARR
Recvd: 10/21/15 12:44 2 pgs
Fees:13.00 Taxes:166.50
20151021-0107086

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this 16th day of October, 2015

Notary Public
My commission expires 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith Tays 555 N Dupont Avenue Unit C 58 Madison, TN 37115	New Owner	043-10-0A-070.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles L. Steele, a single person,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Keith Tays,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. C-58 (306) on the plan of Madison Park Condominiums, according to the deed of record in Book 5462, page 614, in the Register's Office for Davidson County, Tennessee, and more particularly described in Book 5200, Pages 179 through 182, inclusive, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Charles L. Steele, a single person by Quitclaim deed from Wilma C. Steele, a single person of record in Instrument No. 20091202-0110281 Register's Office for Davidson County, Tennessee, dated November 30, 2009 and recorded on December 02, 2009.

This property is improved property known as 555 N Dupont Avenue Unit C 58, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 16th day of October, 2015.

Charles L. Steele

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles L. Steele** the bargainor(s), 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 Franklin, Tennessee, this the 16th day of October, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015103962