BILL GARRETT, Davidson County
Trans:T20150094611 DEEDWARR
Recvd: 11/05/15 15:42 3 pgs
Fees:18.00 Taxes:1306.10
20151105-0113049

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Nicholas Buda and Ashley Bosshart	New Owners	043100A01200 Unit A-2
1112 Forrest Avenue		043100A01200 Unit A-4
Nashville, TN 37206		043100A01200 Unit A-5
		043100A01200 Unit A-6
		043100A01200 Unit A-7
		043100A01200 Unit A-13
		043100A01200 Unit A-15
		043100A01200 Unit A-20
		043100A01200 Unit A-22
		043100A01200 Unit A-24
		043100A01200 Unit B-35

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SCKC, LLC, a Tennessee Limited Liability Company, on its own behalf and as the success by merger of Properties Investor Group, LLC, a Tennessee Limited Liability Company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Nicholas Buda, a single man and Ashley Bosshart, a single woman (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A condominium Unit in Davidson County, Tennessee, being Unit Numbers A-2, A-4, A-5, A-6, A-7, A-13, A-15, A-20, A-22, A-24, and B-35 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 hereby made for a more complete description.

Being the same property conveyed to SCKC, LLC, a Tennessee limited liability company by Warranty Deed from C. W. Langford and wife, Lane Langford of record in Instrument No. 20080812-0082776, Register's Office for Davidson County, Tennessee, dated August 6, 2008 and recorded on August 12, 2008. Being the same property conveyed by Quitclaim Deed from Prosperity, a Tennessee general partnership to Properties Investment Group LLC, a Tennessee Limited Liability Company of record in Instrument Number 20091021-0097398, Register's Office for Davidson County, Tennessee, dated July 15, 2009 and recorded on October 21, 2009. An Acknowledgment of Merger, Properties Investor Group, LLC merged into SCKC, LLC with the Tennessee Secretary of State, effective December 23, 2010 @ 10:13 AM.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. All matters as shown on the plan of record in Plat Book 5200, page 179 through 182, said Register's Office for Davidson County, Tennessee.
2. By-Laws of record in book 5462, page 625 and as amended in Book 10895, page 319, said Register's Office for Davidson County, Tennessee.
3. Storm Water Detention Agreement of record in Book 6160, page 607, said Register's Office for Davidson County, Tennessee.
4. Madison Park Homeowners Association, Inc. Leasing Rules of record in Instrument Number 20150114-0004067, in the Register's Office for Davidson County, Tennessee.
5. Madison Park Condominium Rules and Regulations of record in Instrument Number 20150324-0025053, said Register's Office for Davidson County, Tennessee.
6. Management Redevelopment Agreement of record in Instrument Number 20150324-0025057, said Register's Office for Davidson County, Tennessee.
7. Rights and easements of adjoining landowners in and to any part wall(s) located on the insured parcel.
8. Covenants, Conditions and Restrictions of record in Book 5462, page 614 through 649, as corrected by Book 5608, page 551 and amended by Book 8014, page 416, Register's Office for Davidson County, Tennessee.

This is improved real property located on 555 North Dupont Avenue, Units A-2, A-4, A-5, A-6, A-7 A-13, A-15, A-20, A-22, A-24 and B-35, Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $353,000.00.

Affiant

Subscribed and sworn to before me this 2ND day of November, 2015.

Notary Public

Commission Expires: 8-23-2016



TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, it's heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 24 day of November, 2015.

SCKC, LLC, a Tennessee limited liability company

By: Ralph Douglas McGee, III Chief Manager
Ralph Douglas McGee, III, Managing Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ralph Douglas McGee, III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of SCKC, LLC, a Tennessee limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

WITNESS my hand and official seal at Nashville, Tennessee this 24 day of November, 2015.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017