This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Timothy P. Luther
555 N. Dupont Avenue, C-71
Madison, Tennessee 37115

MORTGAGEE
Cash

Davidson County DEEDWARR
Recvd: 11/12/15 11:08 3 pgs
Fees:18.00 Taxes:120.25
20151112-0114926

SEND TAX BILL TO:
P.O. Box 101455
Nashville, TN 37210

MAP 043
GROUP 10 0A
PARCEL 046.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mark King, a married man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Timothy P. Luther**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. C-71 ON THE PLAN OF MADISON PARK CONDOMINIUM, PHASE II, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 5462, PAGE 614, AS CORRECTED BY BOOK 5608, PAGE 551, AND AMENDED BY BOOK 8014, PAGE 416, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED IN PLAT BOOK 5200, PAGES 179 THRU 182, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being the same property conveyed to Mark King by deed from Rubin Lublin, TN, PLLC, Substitute Trustee, dated December 5, 2014, of record in Instrument No 20141223-01173800, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 5200, page 179 thru 182, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Master Deed, and recorded Book 5462, page 614, Register's Office for Davidson County, Tennessee.
4) Property is subject to all matters affecting said premises as contained in Master Deed Correction, and recorded Book 5608, page 551, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in Master Deed Amendment, and recorded Book 8014, Page 416 Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as 555 N. Dupont Avenue, C-71, Madison, Tennessee 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 Timothy P. Luther, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE

that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, 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 our hands this the 10th day of November, 2015.

Mark King

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mark King, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of November, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $32,500.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of November, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, 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 named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

