WARRANTY DEED
2015-1017

Davidson County DEEDWARR
Recvd: 11/17/15 15:21 3 pgs
Fees:18.00 Taxes:177.60
20151117-0116701

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $48,000.00.

LuAnn Maloney
Affiant

Subscribed and Sworn to before me this 12th day of November, 2015

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 6-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:		MAP & PARCEL NUMBER:
Melvin Richardson	SAME	043100A02700CO
817 Charlie Place		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Barbara Boyd and Lawrence E Haywood, Sr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Melvin Richardson**, a single man his heirs and assigns, hereinafter called the GRANTEES, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit B-101 (31), Madison Park Condos, 555 Dupont Avenue, Madison, TN, as of record in Plat Book 52, Pages 179-182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ethel L. Burns, widow from Madison Park Associates, LTD., by Warranty Deed on May 7, 1984, of record in Book 6290, Page 183, Register's Office for Davidson County, Tennessee.

Ethel Burns having deceased on 11/11/2014 and an Affidavit of Heirship conveyeing interest to Barbara Boyd and Lawrence E. Haywood, Sr., dated 11/11/2015, recorded in Instrument # 20151117-0116700 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 for County and subsequent years, Map 043100A02700CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Pages 179-182; Instrument Numbers 20150324-0025057 and 20150324-0025053, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Master Deed of record in Book 5462, Page 614; Book 8014, Page 416; Book 4532, Page 300; Book 448, Page 188; Instrument Numbers 20150813-0081222 and 20150813-0081221, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20150114-0004067, Register's Office for Davidson County, Tennessee.

This is improved property known as: **555 North Dupont Avenue Unit B-31, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 11, 2015.

Barbara Boyd
Barbara Boyd

Lawrence E Haywood Sr.
Lawrence E Haywood, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barbara Boyd** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 11, 2015

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lawrence E Haywood, Sr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 11, 2015

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE