STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2015.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G15-3484D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150109542 DEEDWARR
Recvd: 12/29/15 12:10 3 pgs
Fees:18.00 Taxes:333.00
20151229-0130527

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jon Runion (NAME)	SAME (NAME)	43-10-B-91 CO & 44-5-129
113 Joshuas Run (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Eric T. Davis, Administrator of the Estate of Jack Junior Davis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Runion**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

100 Ensley Avenue
Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Rayon City, as of record in Book 843, Page 13 (erroneously conveyed as Page 48 on previous deed of record), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jack Davis Jr. from M & S Properties, a Tennessee General Partnership, by deed dated June 23, 2004 of record in Instrument # 20040629-0077272, in the Register's Office for Davidson County, Tennessee. The said Jack Davis, Jr. having since died intestate March 30, 2014. Pursuant to the Letters of Administration issued by the Seventh Circuit Court of Davidson County, Tennessee, Eric T. Davis was appointed Administrator of the Estate of Jack Junior Davis. Eric T. Davis is the only heir at law of Jack Junior Davis.

555 Dupont Avenue, Unit D91
Land in Davidson County, Tennessee, being Unit No. D-91, of Madison Park Condominiums as referenced and more particularly described on the Plat of Madison Park Condominiums of record in Plat Book 5200, Page 179, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jack Davis, Jr., married from Rita F. Phillips, unmarried by Quit Claim deed dated April 24, 2011 of record in Instrument # 20110627-0048760, in the Register's Office for Davidson County, Tennessee. The said Jack Davis, Jr. having since died intestate March 30, 2014. Pursuant to the Letters of Administration issued by the Seventh Circuit Court of Davidson County, Tennessee, Eric T. Davis was appointed Administrator of the Estate of Jack Junior Davis. Eric T. Davis is the only heir at law of Jack Junior Davis.

Jack Davis, Jr. and Jack Junior Davis are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

555 Dupont Avenue, Unit D91

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 179, Register's Office for Davidson County, Tennessee.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Madison Park Condominiums and recorded in Book 5414, Page 743, Book 5462, Page 614, Book 5608, Page 551, Book 8014, Page 416, Book 10895, Page 319, Instrument # 201501140004067, Instrument # 201503240025053, Instrument # 201503240025057, Instrument # 201508130081221, and Instrument # 201508130081222, Register's Office for Davidson County, Tennessee.
4. Easement to Comcast as recorded in Instrument # 201511300120247, Register's Office for Davidson County, Tennessee.
5. Storm-water Detention Agreement Easement as recorded in Book 6160, page 607, Register's Office for Davidson County, Tennessee.
6. Leasing Rules as recorded in Instrument # 20150114-0004067, Register's Office for Davidson County, Tennessee.

100 Ensley Avenue

7. Easement for sanitary sewers/storm drainage as recorded in Book 9343, page 163, Register's Office for Davidson County, Tennessee.
8. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deeds of record.

This is improved properties, known as 100 Ensley Avenue Old Hickory Tennessee and 555 Dupont Unit D-91 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 28th day of December, 2015.

Eric T. Davis, Administrator of the Estate of Jack Junior Davis

December 28, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Eric T. Davis, Administrator of the Estate of Jack Junior Davis, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that the Administrator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 28th day of December, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066