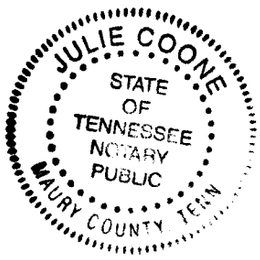
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$59,900.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 15th day of July, 2016

Notary Public
My Commission expires: 5-28-19
(Affix Seal)

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Judith Cummings	Same	043100A04400CO
555 North Dupont Avenue Apt B-43		
Madison, TN 37115		

Davidson County DEEDWARR
Recvd: 07/15/16 10:11 2 pgs
Fees:13.00 Taxes:221.63
20160715-0072808

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, **Ernest Sandlin and Susan Duncan, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Judith Cummings**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. B-43 (306) on the Plan of Madison Park Condominiums, 555 N. DuPont Avenue, Madison, TN of record in Plat Book 5200, Pages 179 through 182, inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to Ernest Sandlin and Susan Duncan, husband and wife from Gregory B. Bullard, married by Warranty Deed on October 16, 2015, of record in Instrument Number 20151020-0106727, 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 in the estimated amount of $411.05 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 043100A04400CO, 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, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instruments and Master Deed recorded in Book 5462, Page 614; Book 3794, Page 933; Book 4224, Page 658; Book 4431, Page 591; Book 4487, Page 188; Instrument Numbers 20150813-0081222 and 20150813-0081221, Register's Office for Davidson County, Tennessee. Susan Duncan and Susan Sandlin being one and the same person.
- By-Laws of record in Instrument Number 20150114-0004067, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4500, Page 845 and Instrument Number 20151130-0120247, Register's Office for Davidson County, Tennessee.

This is improved property known as: **555 North Dupont Apt B-43, 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 July 12, 2016.

Ernest Sandlin

Susan Sandlin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ernest Sandlin and Susan Duncan, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 12, 2016

My commission expires 5-24-17

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, Julie Coone, 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: 5-24-17

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