BILL GARRETT, Davidson County
Trans:T20160062852 DEEDWARR
Recvd: 07/21/16 13:49 2 pgs
Fees:13.00 Taxes:175.75
20160721-0075245

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167741

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Mayberry 555 N. Dupont Ave, Apt B45 Madison, TN 37115	~~Same address as new owner~~ James Mayberry P.O. Box 281072 Nashville, TN 37228	043 10 0A 045.00

FOR AND IN CONSIDERATION of the sum of Forty Seven Thousand Five Hundred and 00/100 Dollars ($47,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TRITT A. EASTWOOD**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES MAYBERRY**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. B-307 (now known as Unit B-45) Madison Park Condominiums, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, and as established by Master Deed of record in Book 6462, page 614, 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 Tritt A. Eastwood, by Warranty Deed from Mitzi S. Brown and husband, Henry C. Brown, dated 1/19/2007, recorded 1/22/2007, of record in Instrument No. 20070122-0008341, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 555 North Dupont Avenue, Apt B45, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of July, 2016.

Tritt A. Eastwood

TRITT A. EASTWOOD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Tritt A. Eastwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of July, 2016.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY