WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160081809 DEEDWARR
Recvd: 09/19/16 10:56 2 pgs
Fees: 13.00 Taxes: 455.10
20160919-0098102

W-KW-16-555-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Megan Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Residential Renovations Partnership	**Residential Renovations Partnership**	
(NAME)	(NAME)	
555 N Dupont Ave, Unit A3, A23, A25	**PO Box 1942**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Goodlettsville, TN 37070**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT A. GREEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RESIDENTIAL RENOVATIONS PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Unit A-3 (310), Madison Park Condominiums of record in Plat Book 5200, Page 179-182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being Unit A-300 on the Plan of Madison Park Condominiums, 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 and Book 10895, page 319, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 179-182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Tract 3:
Land in Davidson County, Tennessee, being Unit A-301 on the Plan of Madison Park Condominiums, 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 and Book 10895, page 319, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 179-182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Tract 1:
Being the same property conveyed to Robert A. Green by Warranty deed from Jack Davis, Jr., unmarried of record in Book 10767, page 472, Register's Office for Davidson County, Tennessee, dated January 23, 1998 and recorded on January 26, 1998.

Tract 2:
Being the same property conveyed to Robert A. Green by Warranty deed from Donna Gosnell, unmarried of record in Book 10424, page 198, Register's Office for Davidson County, Tennessee, dated April 21, 1997 and recorded on April 22, 1997.

Tract 3:
Being the same property conveyed to Robert A. Green, unmarried by Warranty deed from Jack Davis, Jr., unmarried of record in Book 10856, page 656, Register's Office for Davidson County, Tennessee, dated March 25, 1998 and recorded on March 27, 1998.

Being the same property conveyed to Robert A. Green by Quitclaim deed from Gary Crockett, James D. Crockett, Bessie Mae Short and Kaye Hill, of record in Instrument No. 20100823-0066477, Register's Office for Davidson County, Tennessee, dated July 30, 2010 and recorded on August 23, 2010. The purpose of this Quitclaim Deed is to correct the Unit conveyed to Robert A. Green.

This conveyance is subject to:
• Taxes for the year 2016.
• All matters shown on the Plan of record in Plat Book 5200, Page 179 through 182, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Book 5462, Page 614 through 649, as corrected by Book 5608, Page 551 and amended by Book 8014, Page 416, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 5462, Page 625 and as amended in Book 10895, Page 319, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 6160, Page 607, in the Register's Office for Davidson County, Tennessee.
• Madison Park Homeowners Association, Inc. Leasing Rules of record in Instrument Number 20150114-0004067, in the Register's Office for DavidsonCounty, Tennessee.
• Madison Park Condominium Rules and Regulations of record in Instrument Number20150324-0025053, in the Register's Office for Davidson County, Tennessee.
• Management Redevelopment Agreement of record in Instrument Number 20150324-0025057, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **555 N Dupont Ave, Unit A3, A23, A25 , 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this the 14th DAY OF SEPTEMBER, 2016.

Robert A. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT A. GREEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of September, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. JOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212