STATE OF Tennessee
COUNTY OF Davidson

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

X Claude Andrew McMillion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-6243D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160090061 DEEDWARR
Recvd: 10/12/16 13:58 2 pgs
Fees:13.00 Taxes:177.60
20161012-0107968

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Claude Andrew McMillion (NAME)	Same (NAME)	043 10 0A 054.00CO
555 North Dupont Avenue #C-67 (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (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, **Bertha Lee Ward, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claude Andrew McMillion, unmarried**, 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:

Land in Davidson County, Tennessee, being Unit C-67 (202) on the plan of MADISON PARK, 555 Dupont Avenue, as shown by plat of record in Plat Book 5200, Pages 179-182, in the 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 Bertha Lee Ward from Johnnie Ward, by Deed dated March 24, 2006, as Instrument No. 20060329-0035416, in the Register's Office for Davidson County, Tennessee.

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

1. 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, pages 179-182, Register's Office for Davidson County, Tennessee.

2. Master Deed / Bylaws as recorded in Book 5462, page 614, Book 5608, page 551, Book 8014, page 416, Book 10895, page 319, Instrument No. 20150114-0004067, Instrument No. 20150324-0025057, and Instrument No. 20150813-0081221, Register's Office for Davidson County, Tennessee.

3. Rules / Regulations as recorded in Instrument No. 20150324-0025053, and Instrument No. 20150813-0081222, Register's Office for Davidson County, Tennessee.

4. Grant of Easement to Comcast of Nashville, LLC as recorded in Instrument No. 20151130-0120247, Register's Office for Davidson County, Tennessee.

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

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 deed of record.

This is improved property, known as 555 North Dupont Avenue #C-67, 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 30th day of September, 2016.

Bertha Lee Ward

September 30, 2016
Date

STATE OF OHIO

COUNTY OF WARREN }

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

Witness my hand and official seal, this 30th day of ~~September~~ October 2016.

My Commission Expires:_____

Notary Public

THOMAS G. EAGLE, Attorney-At-Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Pursuant to O.R.C. Section 147.03

PREPARED BY AND RETURN TO:

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