WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/17 09:36 3 pgs
Fees:18.00 Taxes:236.80
20170118-0005184

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Stacey Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 7-6-20

(AFFIX SEAL)

BRIAN T. SAWYER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ivan Searcy	Pinnacle Bank	043 10 0A 028.00
(NAME)	(NAME)	
555 N. Dupont Ave. Unit B-36	150 3rd Avenue South Ste 900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162638

For and 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 hereby acknowledged, I/we, Michael Hill, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Ivan Searcy, unmarried man, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being unit B-36 (102), Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, page 179-182, Register's Office for Davidson County, Tennessee. The premises herein setout is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Madison Park Condos, of record in Book 5462, page 614, corrected in Book 56-08, page 551, and amended in Book 10895, page 319, said Register Office, and By-Laws appended thereto.

BEING the same property conveyed to Michael Hill by Sheriff's Deed from Daron Hall, Sheriff for Davidson County, Tennessee, dated August 19, 2016 and filed of record in Instrument 20160819-0087184, as corrected by Deed of correction dated January 9, 2017 and filed of record in Instrument 20170118-0005183, Register's Office for Davidson County, Tennessee.

Agreement of record in Instrument 20150324-0025057, Register's Office for said County.

Grant of Easement of record in Instrument 20151130-0120247, Register's Office for said County.

Leasing Rules of record in Instrument 20150114-0004067, and Instrument 20150813-0081221, Register's Office for said County.

Rules and Regulations of record in Instrument 20150324-0025053, and Instrument 20150813-0081222, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 555 N. Dupont Ave. Unit B-36, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of January, 2017

Michael Hill

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Hill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of January, 2017.

Notary Public
My Commission Expires: 7-30-17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

