WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018697 DEEDWARR
Recvd: 03/03/17 13:23 2 pgs
Fees:13.00 Taxes:231.25

20170303-0021396

O-VRES-17-555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March FEBRUARY, 2017.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Laura Alison Gates	new owner	
(NAME)	(NAME)	**043-10-0A-044.00-CO**
555 N Dupont Ave Apt B43		
(ADDRESS)	(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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUDITH CUMMINGS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA ALISON GATES,** 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:

Land in Davidson County, TN, 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, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Judith Cummings by Warranty Deed from Ernest Sandlin and Susan Duncan, husband and wife of record in Instrument No. 20160715-0072808 Register's Office for Davidson County, Tennessee, dated July 12, 2016 and recorded on July 15, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 179 through 182, inclusive, 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 Number 20150324-0025053, in the Register's Office for DavidsonCounty, Tennessee;
- Management Redevelopment Agreement of record in Instrument Number 20150324-0025057, in the Register's Office for DavidsonCounty, Tennessee;
- Madison Park Homeowners Association, Inc. of record in Instrument Number 20150813-0081221, in the Register's Office for DavidsonCounty, Tennessee;
- Madison Park Condominiums Rules and Regulations of record in Instrument Number 20150813-0081222, in the Register's Office for DavidsonCounty, Tennessee;
- Grant Easement of record in Instrument Number 20151130-0120247, in the Register's Office for DavidsonCounty, Tennessee;
- Easements and Agreements of record in Book 4500, Page 845, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20160715-0072808 in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **555 N Dupont Ave Apt B43 , 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 27th DAY OF FEBRUARY, 2017.

Judith Cummings

Judith Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH CUMMINGS, 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 27th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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