BILL GARRETT, Davidson County
Trans:T20170041069 DEEDWARR
Recvd: 05/15/17 10:52 2 pgs
Fees:13.00 Taxes:588.30
20170515-0047852

THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, Tennessee 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
900 S. Gay Street, 4th Floor
Knoxville, Tennessee 37902

Grantee:
Mark Madison
5722 Hickory Plaza , Suite A-5 and Suite A-6
Nashville, TN 37211

Send Tax Bills To:
Mark Madison
211 Northcrest Commons Circle
Nashville, TN 37211-5464

Map & Parcel Nos.:
161120A00500CO & 161120A00600CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 11 day of MAY, **2017**, by and between **Maria C. Barnes, unmarried**, party of the first part, and **Mark Madison and Andrea Madison, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FIFTY NINE THOUSAND AND 00/100 DOLLARS ($159,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Units No. A-5 and A-6 on the Plan of Hickory Plaza Office Townhouses of record in Book 6250, Page 248; and as described in Master Deed of record in Book 8000, Page 910, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to applicable restrictions, building lines and all existing easements.

Being the same property conveyed to MARIA C. BARNES, UNMARRIED, by deed from ROY E. MESSER, JR. AND WIFE, DEANNA M. MESSER, of record as Instrument No. 20080825-0086976, dated August 18, 2008, Register's Office of Davidson County, Tennessee.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Maria C. Barnes

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office, this 11 day of MAY, 2017.

Notary Public

My commission expires: Nov. 23, 2020

SUSAN M JONES STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$159,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 11 day of MAY, 2017.

Notary Public

My commission expires: Nov. 23, 2020

SUSAN M JONES STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

PROPERTY ADDRESS:
5722 Hickory Plaza, Suite A-5 and Suite A-6
Nashville, TN 37211