WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067454 DEEDWARR
Recvd: 08/04/17 11:54 2 pgs
Fees:13.00 Taxes:295.63
20170804-0079920

P-KR-17-555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~79,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2017.

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)
Larry Butler	NEW OWNER	
(NAME)	(NAME)	**043-10-0A-033.00-CO**
816 Broadfield Drive		
(ADDRESS)	(ADDRESS)	
Newark, DE 19713		
(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, **BRENT DORRIS AND KIM DORRIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LARRY BUTLER, UNMARRIED,** 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, Tennessee, being Unit No. B-203 on the plan of Madison Park Condominiums, according to the deed of record in Book 5462, page 614, as corrected by Book 5608, Page 551 and corrected by Book 8014, Page 416, Register's Office for Davidson County, Tennessee, and more particularly described in Book 5200, Pages 179 through 182, inclusive, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brent Dorris and wife, Kim Dorris by Warranty deed from Michael B. Mueller of record in Instrument No. 20140116-0004313 Register's Office for Davidson County, Tennessee, dated January 14, 2014 and recorded on January 16, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Pages 179-182;
- Master Deed of record in Book 5462, Pages 614-649, as corrected in Book 5608, Page 551, and amended in Book 8014, Page 416;
- By-Laws of record in Book 5462, Page 625, as amended in Book 10895, Page 319;
- Storm Water Detention Agreement of record in Book 6160, Page 607;
- Madison Park Homeowners Association, Inc. Leasing Rules of record in Instrument No. 20150114-0004067;
- Madison Park Condominium Rules and Regulations of record in Instrument No. 20150324-0025053;
- Management Redevelopment Agreement of record in Instrument No. 20150324-0025057;
- Madison Park Homeowners Association, Inc. of record in Instrument No. 20150813-0081221;
- Madison Park Condominiums Rules and Regulations of record in Instrument No. 20150813-0081222;
- By Laws of record in Instrument No. 20170327-0029689, Register's Office for Davidson County, Tennessee; and
- 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 B-34, 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 31st DAY OF JULY, 2017.

Brent Dorris by William H. Dorris, Attorney-In-Fact

Kim Dorris by William H. Dorris, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. DORRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRENT DORRIS AND KIM DORRIS, and who acknowledged he executed the same as the free act and deed of the said BRENT DORRIS AND KIM DORRIS.

Witness my hand and official seal, this the 31st of July, 2017.

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

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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