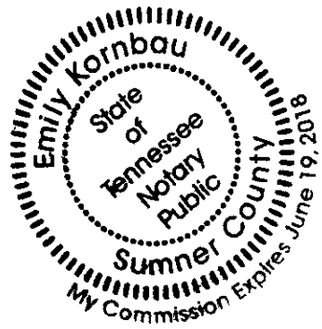
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$85,328.00~~ $325,829.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Leonard Higgins	new owner	043100B09900CO
(NAME)	(NAME)	
555 N Dupont Avenue, Condominium 99		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 21138 **DEEDWARR**
11/02/2017 10:24:57 AM 2 pgs
Fees: $13.00 Taxes: $317.56



20171102-0112464

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 considerations, the receipt of which is hereby acknowledged, **2828, LLC a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jason Leonard Higgins and Tammy Sue Higgins, husband and wife**, hereinafter called the GRANTEE(S), 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 No. E-99 on the Plan of Madison Park Condominiums, Phase II, according to the Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and amended by Book 8014, Page 416, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Pages 179-182, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for more particular description.

Being the same property conveyed to 2828, LLC, a Tennessee limited liability company by Quitclaim Deed from Charles L. Steele, a single person, dated June 23, 2015 and recorded June 23, 2015 of record in Instrument Number 20150623-0060244, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 555 N Dupont Avenue, Condominium 99, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-40371
SMG TN Warranty Deed

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), 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), 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 hand this 27th day of October, 2017.

2828, LLC, a Tennessee limited liability company

By: _____
Charles L. Steele, authorized agent

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Charles L. Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved themselves to be the only member and authorized agents of 2828, LLC, the bargainor, and who, being authorized to do so, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of October, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122