

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8 DAY OF December, 20 17.

NOTARY PUBLIC

My Commission expires: 1-10-21

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17100046

Address of New Owner
Stephen Crocker
4563 Thomasville Road
Chapmansboro, TN 37035

Send Tax Bills To:
Same

Tax Information:
043-10-0A-049.00

Bill Garrett Davidson County
Batch# 35631 DEEDWARR
12/11/2017 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $155.40
20171211-0125732

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Amanda G. Butler formerly Amanda Gail Green,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Stephen Crocker,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit No C-103 (erroneous referred to as Unit C-56 (103) in previous deeds), as shown on the map entitled Madison Park Condominiums, 555 Dupont Avenue, of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda Gail Green, unmarried, by Warranty Deed from Coordination Plus, LLC, a Tennessee limited liability company, dated 11/13/07 and recorded on 11/28/07 in Instrument No. 20071128-0138130, Register's Office for Davidson County, Tennessee.

**Amanda G. Butler and Amanda Gail Green are one and the same person.

This is property generally located:
555 North Dupont Avenue, Unit C-56, Nashville, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 5200, pages 179-182, said Register's Office.
3. Master Deed of record in Book 5462, page 614 corrected by Deed of Correction of record in Book 5608, page 551 and amended in Book 8014, page 416 and Book 10895, page 319, said Register's Office.
4. Storm Water Detention Agreement of record in Book 6160, page 607, said Register's Office.
5. Restrictive Covenants contained in instrument of record in Instrument No. 20071128-0138132, said Register's Office.

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) his/her/their heirs

and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Amanda G. Butler** has/have caused this instrument to be executed, this the 8th day of Dec, 2017.

Amanda G. Butler

STATE OF TN
COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Amanda G. Butler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 8th day of Dec, 2017.

My commission Expires: 8/25/18

NOTARY PUBLIC

BRONNER MCCOY LEWIS CHEATHAM
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 8 day of December, 2017

Notary's Signature

My Commission Expires: 8·25·18

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY