Bill Garrett Davidson County
Batch# 70770 DEEDWARR
03/19/2018 12:44:23 PM 2 pgs
Fees: $13.00 Taxes: $358.63
20180319-0025671

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,925.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANGELICA E. MORENO		**043-10-0A-075.00-CO**
(NAME)	(NAME)	
555 N. DUPONT AVE., APT. C50	New Owner	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ALI ALKOKA AND DEAN KOUKA,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELICA E. MORENO, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. C-311 on the Plan of Madison Park Condominiums according to the Master 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 Plat Book 5200, Pages 179 through 182, 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 Innovative Residential Services from 2828, LLC, a Tennessee Limited Liability Company, by deed dated September 14, 2017, of record in Instrument No. 20170918-0095110, said Register's Office and by Quitclaim Deed dated February 26, 2018, of record in Instrument No. 20180226-00180772, said Register's Office. Being further conveyed to Ali Alkoka and Dean Kouka, as tenants in common with rights of survivorship, from Innovative Residential Services, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated March 5, 2018, of record in Instrument No. 20180306-0021076, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 5200, Page 179; Covenants, Conditions, Easements, and Restrictions in the Master Deed establishing Madison Park Condominiums of record in Book 5462, page 614 and corrected in Book 5608, Page 551, said Register's Office. Addendum to Master Deed of record in Book 8014, Page 416; Leasing Rules of record in Instrument No. 20150114-0004067, Instrument No. 20150813-0081221, Instrument No. 20170714-0071135, Instrument No. 20150324-0025053, Instrument No. 20150813-0081222, Instrument No. 20150324-0025057, and Instrument No. 20170327-0029689; By-laws of record in Book 10895, Page 319; Storm Water Detention Agreement of record in Book 6160, Page 607; Grant of Easement to Comcast of Nashville of record in Instrument No. 20151130-0120247; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.****

Unimproved ( )
This is improved(X) property known as **555 N. DUPONT AVENUE, APT. C50, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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; 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 GRANTEES, 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 our hands this 16 day of March, 2018.

ALI ALKOKA

DEAN KOUKA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ali Alkoka and Dean Kouka,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16 day of March, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public