Bill Garrett Davidson County
Batch# 76363 DEEDWARR
04/04/2018 02:51:17 PM 3 pgs
Fees: $18.00 Taxes: $295.63
20180404-0031756

FROM: Donald K. Rucker and Jonathan Patrick Ryan

TO: James Morgenstern and Brittany Ann Morgenstern

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
James and Brittany Ann Morgenstern 6018 E. University Blvd. Apt. 201 Dallas, TX 75206	(Same)	Map 43-10-A Parcel 20

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

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 4th day of April, 2018.

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Comm. Expires: 7-8-18

MY COMMISSION EXPIRES: JULY 2, 2018

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald K. Rucker and Jonathan Patrick Ryan, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto James Morgenstern, a married man, and Brittany Ann Morgenstern, a single woman, as tenants in common with right of survivorship, hereinafter called "GRANTEES", their heirs and 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 all of Unit No. A-306, on the Plan of Madison Park Condominiums, of record in Plat Book 5200, pages 179-182, said Register's Office, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Donald K. Rucker and Jonathan Patrick Ryan, by deed from SunTrust Bank, of record as

Instrument No. 20110114-0004022, Register's Office for Davidson County, Tennessee.

The above described property is not the usual place of residence of the Grantors.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2018 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 5200, pages 179-182, said Register's Office.

3. Master Deed for Madison Park, and the By-Laws and Rules and Regulations appended thereto, of record in Book 5462, page 614, said Register's Office, as corrected in Book 5608, page 551, said Register's Office, and amended by Addendum to Master Deed, of record in Book 8014, page 416, said Register's Office. The By-Laws were amended in Book 10895, page 319, said Register's Office. The Rules and Regulations were amended by Instrument Nos. 20150324-0025053, and 20150813-0081222, said Register's Office.

4. Leasing Rules of record as Instrument Nos. 20150114-0004067, and 20150813-0081221, said Register's Office, as amended and restated by Instrument No. 20170714-0071135, said Register's Office. The rule regarding enforcement was adopted as set forth by Instrument No. 20170327-0029689, said Register's Office.

5. Management and Redevelopment Agreement of record as Instrument No. 20150324-0025057, said Register's Office.

6. Storm Water Detention Agreement of record in Book 6160, page 607, said Register's Office.

7. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20151130-0120247, said Register's Office.

8. Rights of others in and to the use and enjoyment of common areas and/or common elements.

This is improved property located at 555 N. Dupont Avenue, A-11, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their

heirs and assigns, 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 hand this 3rd day of April, 2018.

Donald K. Rucker

Jonathan Patrick Ryan

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 Donald K. Rucker and Jonathan Patrick Ryan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.