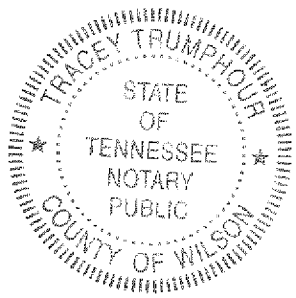
Bill Garrett Davidson County
Batch# 76582 DEEDWARR
04/05/2018 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $129.50
20180405-0032078

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(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
Keith Tays	Keith Tays	04310B09200
(NAME)	(NAME)	
555 N Dupont Avenue, Condominium D-92	555 N Dupont Avenue, Condominium D-92	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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 considerations, the receipt of which is hereby acknowledged, we, **Andrew Stringer, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Keith Tays, an unmarried man**, 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 located in Davidson County, Tennessee, being Unit No D-92 on the Plan of Madison Park Condominiums, Phase 2, of record in Plat Book 5200, Page 179, and amended in Book 8014, Page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Stringer, unmarried by Quitclaim Deed from Robert Stringer, unmarried, dated 10/20/2016 recorded 10/21/2016, of record in Instrument No. 20161021-0111513, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 5200, Page 179, and amended in Book 8014, Page 416, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 5462, Page 614, Deed of Correction to Master Deed of record in Book 5608, Page 551, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Amendment to By-Laws of Madison Park (a Condominium) of record in Book 10895, Page 319, in the Register's Office for Davidson County, Tennessee; (4) Madison Park Condominium Rules and Regulations of record in Instrument No. 20150813-0081222, and Instrument No. 20150324-0025053, in the Register's Office for Davidson County, Tennessee; (5) Storm Water Detention Agreement of record in Book 6160, Page 607, in the Register's Office for Davidson County, Tennessee; (6) Rules Regarding Expenses of Enforcement of record in Instrument No. 20170327-0029689, in the Register's Office for Davidson County, Tennessee; (7) Madison Park Homeowners Association, Inc., Leasing Rules of recorded in Instrument No. 20150114-0004067 and Instrument No. 20150813-0081221, Amended and Restated Leasing Rules of record in Instrument No. 20170714-0071135, in the Register's Office for Davidson County, Tennessee; and (8) Ward Ridge Renovation-Project & Property

Management of record in Instrument No. 20150324-0025057, in the 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 D-92, 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 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 5th day of April, 2018.

Andrew Stringer

Andrew Stringer

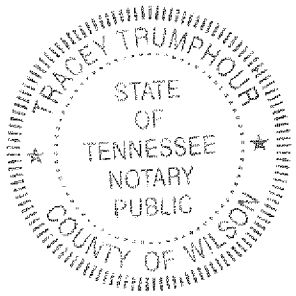
State of Tennessee
County of Wilson

Personally appeared before me Andrew Stringer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of April, 2018.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21



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

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

