Bill Garrett Davidson County
Batch# 77696 DEEDWARR
04/10/2018 11:01:18 AM 2 pgs
Fees: $13.00 Taxes: $368.15
20180410-0033659

STATE OF TENNESSEE NOTARY PUBLIC
SARAH M. COOLEY
COUNTY OF SUMNER
My Comm. Expires

STATE OF Tennessee }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF April, 2018

NOTARY PUBLIC

My Commission expires: 11/22/2021

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18030053

Address of New Owner
Julie R. Gourley
555 North Dupont Avenue, Unit C-56
Madison, TN 37115

Send Tax Bills To:
~~Same~~
Ascend Federal Credit Union
P.O. Box 1110
Tullahoma, TN 37388

Tax Information:
043-10-0A-049.00

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, **Stephen Crocker,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Julie R. Gourley, unmarried woman,** 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:

Land in Davidson County, Tennessee, being Unit C-103 (erroneously 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 Stephen Crocker by Warranty Deed from Amanda G. Butler, formerly Amanda Gail Green, dated 12/08/2017 and recorded on 12/11/2017 in Instrument No. 20171211-0125732, Register's Office for Davidson County, Tennessee.

**The above property was never used as marital residence of Grantor.

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

SUBJECT TO THE FOLLOWING:

1. 2018 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, **Stephen Crocker** has/have caused this instrument to be executed, this the 6th day of April, 2018.

Stephen Crocker

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Stephen Crocker,** 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 6th day of April, 2018.

My commission Expires: 1-10-21

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY