WARRANTY DEED

Bill Garrett Davidson County
Batch# 90425 DEEDWARR
05/09/2018 11:22:30 AM 2 pgs
Fees: $13.00 Taxes: $317.83

20180509-0044455

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(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
Liliana Cardona	Liliana Cardona	043100A00900CO
(NAME)	(NAME)	
555 N Dupont, A12	555 N Dupont, A12	
(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, **Lindsey Keith Tays, a single individual**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Liliana Cardona and Charles Cardona, in equal shares, as tenants in common with rights of survivorship**, 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 in Davidson County, Tennessee being Condominium Unit A-12, of Madison Park Condominiums as referenced and more particularly described on the Plat A207 of Madison Park Condominiums of record in Plat Book 5200, Pages 179-182, (erroneously referenced Plat as Book 5414, Page 743 in Quit Claim Deed of record in Instrument No. 201709270098928 and in prior deed), and as established by Master Deed establishing a Horizontal Property Regime of Madison Park of record in Book 5462, Page 614, as Corrected in Book 5608, Page 551, Addendum to Master Deed of record in Book 8014, Page 416 and Bylaws of record in Book 10895, Page 319, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lindsey Keith Tays, a single individual by Quit Claim Deed from 2828, LLC, with Charles L. Steele, acting as Managing member, dated 07/31/2017, recorded 09/27/2017, of record in Instrument No. 20170927-0098928, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 5200, Pages 179-182, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 5462, Page 614; (3) Deed of Correction to Master Deed of record in Book 5608, Page 551, Addendum to Master Deed of record in Book 8014, Page 416, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) Storm Water Detention Agreement of record in Book 6160, Page 607, in the Register's Office for Davidson County, Tennessee; (5) Grant of Easement of record in Instrument No. 20151130-0120247, in the Register's Office for Davidson County, Tennessee; (6) Ward Ridge Renovation-Project & Property Management Madison Park Condominiums Homeowner's Association, Inc., Management & Redevelopment Agreement of record in Instrument No. 20150324-0025057, in the Register's Office for Davidson County,

Tennessee; (7) Amendment to By-Laws of Madison Park (A Condominium) Nashville, Davidson County, Tennessee of record in Book 10895, Page 319, in the Register's Office for Davidson County, Tennessee. Madison Park Homeowners Association, Inc.; (8) Leasing Rules of record in Instrument No. 20150114-0004067, Instrument No. 20150813-0081221 and Amended and Restated Leasing Rules of record in Instrument No. 20170714-0071135, in the Register's Office for Davidson County, Tennessee; (9) Madison Park Condominiums Rules and Regulations of record in Instrument No. 20150324-0025053, Instrument No. 20150813-0081222, in the Register's Office for Davidson County, Tennessee; and (10) Rules Regarding Expenses of Enforcement Madison Park Condominiums of record in Instrument No. 20170327-0029689, 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, A12, 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 3rd day of May, 2018.

Lindsey Keith Tays

State of Tennessee
County of Wilson

Personally appeared before me Lindsey Keith Tays, 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 3rd day of May, 2018.

Notary Public Tracey Trumpington - MJ
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

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