Bill Garrett Davidson County
Batch# 101070 DEEDWARR
06/06/2018 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20180606-0054308

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1240TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of May, 2018.

Notary Public

CHASITY PETTY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires SEPT. 20, 2021

Commission Expiration: 9/20/2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Garrie Ann Martin 555 N Dupont Ave Apt D85 Madison, TN 37115	**SAME AS NEW OWNER**	043 10 0B 085.00

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 OF WHICH IS HEREBY ACKNOWLEDGED, I, **Keith Tays, unmarried man**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garrie Ann Martin, unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 555 N Dupont Ave Apt D85 Madison, TN 37115, County of Davidson to wit:

Being unit D85 on the plan of Madison Park Condominium phase II in Davidson County, Tennessee according to Master Deed of record in Book 5462, Page 614 as corrected in Book 5608, Page 551 and amended by Book 8014, Page 416 Register's Office for Davidson County, Tennessee and more particularly described in Plat Book 5200, Page 179 through 182, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Keith Tays by deed from Charles L. Steele dated 07/10/2015 filed and recorded 07/14/2015 of record as Instrument No. 201507140068338, said Register's Office.

Tax Map and Parcel ID is as follows 043 10 0B 085.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 555 N Dupont Ave Apt D85, Madison, TN 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 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 unemcumbered, 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 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 my hand this 29th day of May, 2018.

Keith Tays

Keith Tays

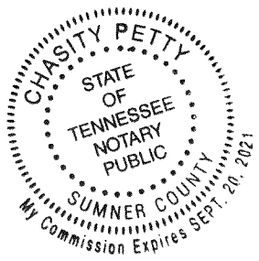
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2018, before me personally appeared **Keith Tays**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of May, 2018.

Chasity Petty

Notary Public
Commission Expiration:
9/20/2021



LTE File No.: 18-1240TN

True Copy Certification

I, **Chasity Petty**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: 3/31/2020

