# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149890 **DEEDWARR**
10/08/2018 02:39:18 PM 2 pgs
Fees: $13.00 Taxes: $402.93

20181008-0099680

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: July 2020 (AFFIX SEAL)

TAMMY SEXTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires

**THIS INSTRUMENT WAS PREPARED BY** AND RETURN TO:
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Steven Hughes and Kaylene Meek | Cardinal Financial | 043-10-0A-075.00-CO |
| (NAME) | (NAME) | |
| 555 N. Dupont Ave Apt. C50 | 3701 Arco Corporate Dr. #200 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Charlotte, NC 28273 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20182792 |

For and 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/we, **Angelica E. Moreno, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Steven Hughes and Kaylene Meek, husband and wife**, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. C-311, on the plan of Madison Park Condominiums, according to Master Deed of record in Book 5462, page 614, corrected in Book 5608, page 551, corrected in Book 8014, page 416, amended in Book 10895, page 319, Instrument No. 20150114-0004067, Instrument No. 20150324-0025057, Instrument No. 20150813-0081221, Instrument No. 20170327-0029689, Instrument No. 20170714-0071135 and Instrument No. 20180426-0039523, Register's Office for Davidson County, Tennessee, which plat is of record in Plat Book 5200, Pages 179-182, said Register's Office, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Angelica E. Moreno by Warranty Deed from Ali Alkoka and Dean Kouka, dated March 16, 2018 and filed of record in Instrument No. 20180319-0025671, Scrivener's Affidavit in Instrument No. 20180406-0032819, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, thru, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Madison Park Condominiums, and filed of record in Book 5462, page 614, corrected in Book 5608, page 551, corrected in Book 8014, page 416, amended in Book 10895, page 319, Instrument No. 20150114-0004067, Instrument No. 20150324-0025057, Instrument No. 20150813-0081221, Instrument No. 20170327-0029689, Instrument No. 20170714-0071135 and Instrument No. 20180426-0039523, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Rights of others in and to common areas and/or elements.

Rules and Regulations of record in Instrument No. 20150324-0025053, Instrument No. 20150813-0081222 and Instrument No. 20180426-0039524, Register's Office for said County.

Grant of Comcast Easement of record in Instrument 20151130-0120247, Register's Office for said County.

Stormwater Detention Agreement of record in Book 6160, page 607, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 555 N. Dupont Ave Apt. C50, Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of October, 2018

Angelica E. Moreno

Angelica E. Moreno

STATE OF Tennessee )
County OF Sunmer )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Angelica E. Moreno, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th of October, 2018.

Deborah L. Baxter

Notary Public
My Commission Expires: 7-24-2019

