Karen Y Johnson Davidson County
Batch# 151050 DEEDWARR
10/12/2018 09:58:35 AM 2 pgs
Fees: $13.00 Taxes: $406.63
20181012-0101333

ANN ELISE WALSTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this 24th day of September, 2018.

Notary Public

My commission expires:
3-2-2021

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
George Brown II	Mortgage Solutions of Colorado	**043100A06100CO**
555 Dupont Avenue	5455 N. Union BLVD	
Madison, TN 37115	Colorado Springs, CO 80918	

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 ACKNOWLEDGE, WE,

Mark Helbock, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Brown II

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:

Land in Davidson County, Tennessee, being Unit No. C-54 (209) of Madison Park Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as established by Master Deed of record in Book 5462, page 614, Deed of Correction to Master Deed of record in Book 5608, page 551 and Addendum to Master Deed of record in Book 8014, page 416, Register's Office for Davidson County, Tennessee and an undivided interest in the general and limited common elements appurtenant thereto, and as shown on the Plan of Madison Park Condominiums, of record in Plat Book 5200, pages 179 through 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 Mark Helbock, unmarried, by Warranty Deed from Steven T. Morris, unmarried, dated March 15, 2018, of record in Instrument No. 20180319-0025776, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Storm Water Detention Agreement of record in Book 6160, page 607, said Register's Office.

Subject to Madison Park Condominiums rules and regulations of record in Instrument No. 20150324-0025053, said Register's Office.

Madison Park Condominium HOA, Inc. Management and Redevelopment Agreement of record in Instrument No. 20150324-0025057, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 555 Dupont Avenue, 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 in 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 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.

_____ Date: 9/21/18
Mark Helbock

_____ Date: _____

STATE OF TN

COUNTY OF Rutherford

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Personally appeared before me, a Notary Public of said County and State, Mark Helbock, the within named Grantor(s), 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.

Witness my hand, at office, this 21 day of September, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 5.22.22

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075