WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153526 **DEEDWARR**
10/23/2018 02:12:32 PM 2 pgs
Fees: $13.00 Taxes: $317.83

20181023-0105057

Y-FSBO-18-555-A22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nancy A. Carroll	**New Owner**	
(NAME)	(NAME)	
555 N Dupont Avenue, Unit A-22		**043-10-0A-002.00-CO**
(ADDRESS)	(ADDRESS)	
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 consideration, the receipt of which is hereby acknowledged, **ERIC M. QUIRAM, MARRIED, AND JASON A. QUIRAM, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NANCY A. CARROLL, AKA NANCY CARROLL, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Condominium Unit it Davidson County, Tennessee, being Unit No. A-22 on the plan of Madison Park Condominiums, Phase II, according to Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551 and amended in Book 8014, Page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Pages 179 through 182, in the Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being a portion of the same property conveyed to Eric M. Quiram and Jason A. Quiram by Warranty deed from Nicholas Buda, unmarried and Ashley Bosshart, unmarried of record in Instrument No. 20161118-0122173 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 18, 2015.

Said property was never a primary or marital residence for Eric M. Quiram or Jason A. Quiram.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 5200, Pages 179 through 182, inclusive, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Madison Park, a Condominium of record in Book 5462, Page 614 through 649, as corrected by Book 5608, Page 551 and amended by Book 8014, Page 416, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5462, Page 625 and as amended in Book 10895, Page 319, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6160, Page 607, in the Register's Office for Davidson County, Tennessee.
- Madison Park Homeowners Association, Inc. Leasing Rules of record in Instrument Number 20150114-0004067, Instrument No. 20170327-0029689, Instrument No. 20170714-0071135 and Instrument No. 20180426-0039523, in the Register's Office for Davidson County, Tennessee.
- Madison Park Condominium Rules and Regulations of record in Instrument Number 20150324-0025053, and Instrument No. 20180426-0039524, in the Register's Office for Davidson County, Tennessee.
- Management Redevelopment Agreement of record in Instrument Number 20150324-0025057, in the Register's Office for Davidson County, Tennessee.
- Madison Park Homeowners Association, Inc. of record in Instrument Number 20150813-0081221, in the Register's Office for Davidson County, Tennessee.
- Madison Park Condominiums Rules and Regulations of record in Instrument Number 20150813-0081222, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20151130-0120247, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **555 N Dupont Avenue, Unit A-22, Madison, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 18th DAY OF OCTOBER, 2018.

Eric M. Quiram by Jason A. Quiram, Attorney-In-Fact

Jason A. Quiram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON A. QUIRAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIC M. QUIRAM, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIC M. QUIRAM.

Witness my hand and official seal, this the 18th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON A. QUIRAM, the within named bargainor, 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 and official seal, this the 18th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212