This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3273

Karen Y Johnson Davidson County
Batch# 175058 DEEDWARR
12/17/2018 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $373.70
20181217-0122638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $101,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2018

BRIA I SAWYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 6, 2020

Notary Public
My Commission Expires: July 6, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Andrews 555 N. Dupont Avenue, B42 Madison, TN 37115	CMG Mortgage, Inc., dba CMG Financial 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	043-10-0A-036.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Mayberry**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Andrews, an unmarried man**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. B-206, together with the appurtenant interest in the common elements of Madison Park Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing a horizontal property regime of Madison Park, of record in Book 5462, page 614, as amended, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Madison Park Condominiums, of record in Plat Book 5200, pages 179-182, inclusive, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Madison Park Condominiums provided in said Master Deed, as amended, together with the By-Laws and Rules and Regulations appended thereto, as amended, the Leasing Rules, the aforementioned site-plan and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to James Mayberry, an unmarried man by Warranty Deed from Nady Ayoub, an unmarried man, dated December 14, 2016, recorded December 16, 2016, of record in Instrument No. 20161216-0131965, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Nady Ayoub by Warranty Deed from Benjamin L. Snoddy, dated June 5, 2008, recorded June 6, 2008, of record in Instrument No. 20080606-0058334, said Register's Office.

This is improved property located at: **555 North Dupont Avenue, B42, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2018.

GRANTOR:

James Mayberry

James Mayberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Mayberry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of December, 2018.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

201812170122638

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

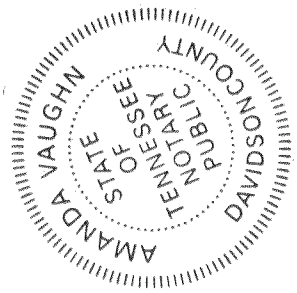
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)