Karen Johnson Davidson County
Batch# 201192 DEEDWARR
03/01/2019 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20190301-0019072

Prepared by:
Realty Title & Escrow Company, Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 28th day of January, 2019.

Notary Public
My commission expires:

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

06-1901-77130

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ashley Cole 555 Dupont Ave. Apt C-65 Madison, TN 37115	New Owner	043-10-0-A-069.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anna V. Crump, married**, hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to **Ashley Cole, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit: XXX

*Davidson

Land in Davidson County, Tennessee, being Unit No. C-305 on the Plan of Madison Park Condominiums, as established by Master Deed of record in Book 5462, Page 614; Book 5608, Page 551; Book 8014, Page 416; Book 10895, Page 319; Instrument No. 20150114-0004067; Instrument No. 20150324-0025057; Instrument No. 20150813-0081221; Instrument No.020170327-0029689; Instrument No. 20170714-0071135; Instrument No. 20180426-0039523; and Instrument No. 20181129-0116533, and as shown on plan of record in Book 5200, Pages 179, 180, 181, and 182, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anna V. Crump, married by deed from John M. Householder, dated June 18, 2015, recorded June 23, 2015, of record in Instrument No. 20150623-0059953, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This property is improved property known as 555 Dupont Ave. Apt C-65 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 25th day of January, 2019.

Anna V. Crump

Anna V. Crump

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, Anna V. Crump, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Palm Beach, FL, this 25th day of January, 2019.

JACOB CARTWRIGHT
MY COMMISSION EXPIRES
07-14-2022
NOTARY
PUBLIC
COMM. # GG 223980
STATE OF FLORIDA

Notary Public

My Commission expires:
7.14.22

True Copy Certification

I, KRISTEN TRAINI, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER