Karen Johnson Davidson County
Batch# 211360 DEEDWARR
03/29/2019 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20190329-0028322

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/6/22

(AFFIX SEAL)

WILLIAM STAMPLEY IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek Elliott Cole	New Owner	043 10 0B 088.00
(NAME)	(NAME)	
555 N Dupont Avenue Unit 88		
(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 considerations, the receipt of which is hereby acknowledged, I Ashley Smith, a married woman, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Derek Elliott Cole, an unmarried man, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, To-wit:

Being Unit D-88, on the Plan of Madison Park Condominiums, of record in Plan Book 5200, Page 179, Register's office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carolyn Ashley Etheridge by Warranty Deed from Rosemary Trosper, dated July 08, 2003 and recorded July 14, 2003 of record in Instrument Number 20030714-0098255, Register's Office for Davidson County, Tennessee.

The said Carolyn Ashley Etheridge having since married and is now known as Ashley Smith. This has never been the martial residence residence of Grantor.

All matters shown on the plat of record in Plat Book 5200, Page 179, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 5414, Page 743, Register's office for Davidson county, Tennessee, together with all amendments thereto; Covenants, conditions, restrictions and easements, if any, recorded as Book 5462, Page 614, Corrected recorded in Book 5608, Page 551 and Addendum Recorded in Book 8014, Page 416, Register's office for Davidson county, Tennessee, together with all amendments thereto; Amendment to By-Laws of Madison Park (a Condominium) Nashville, Davidson County, Tennessee, recorded in Book 10895, Page 319, Register's office for Davidson county, Tennessee; Storm Water Detention Agreement, including terms and conditions thereof as recorded as Book 6160, Page 607; Madison Park Condominiums Rules and Regulations recorded in Instrument No. 201503240025053, Register's office for Davidson county, Tennessee; Ward Ridge Renovation-Project & Property

Management Madison Park Condominiums Homeowner's Association, Inc. Management & Redevelopment Agreement recorded in Instrument No. 20150324-0025057, Register's office for Davidson county, Tennessee; Madison Park Condominiums Rules and Regulations recorded in Instrument No. 20150813-0081222, Register's office for Davidson county, Tennessee; Rule Regarding Expenses of Enforcement Madison Park Condominiums recorded in Instrument No. 20170327-0029689, Register's office for Davidson county, Tennessee; Madison Park Condominiums Rules and Regulations recorded in Instrument No. 20180426-0039524, Register's office for Davidson county, Tennessee; Madison Park Homeowners Association, Inc., Leasing Rules recorded in Instrument No. 20150114-0004067, and Amendment Recorded in Instrument No. 20170714-0071135, Register's office for Davidson county, Tennessee; Madison Park Homeowners Association, Inc. Leasing Rules recorded in Instrument No. 20150813-0081221, Register's office for Davidson county, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 555 N Dupont Avenue Unit 88, Madison, TN 37115

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 25th day of March, 2019 .

Ashley Smith

Ashley Smith

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of March, 2019.

Jill Simmons

Notary Public:
My Commission Expires: 9-4-19

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 363864
Warranty Deed TN

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