Karen Johnson Davidson County
Batch# 221470 DEEDWARR
04/24/2019 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $390.35
20190424-0037717

This instrument prepared by:
Leon Sharber, Attorney-at-Law
1443 Memorial Blvd
Murfreesboro, TN 37129

Warranty Deed

Address of New Owner(s):	Send tax bills to:	Parcel ID:
Cassondra Corbin 555 N. Dupont Av., #B-45 Madison, TN 37115	Same	043100H045.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES MAYBERRY, unmarried** (Grantor) has this day bargained and sold, and do hereby transfer and convey **CASSONDRA CORBIN, unmarried** (Grantees) her successors and assigns, all of that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. B-307 (now known as Unit B-45) Madison Park Condominiums, 555 Dupont Avenue, Madison, Tennessee, of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, and as established by Master Deed of record in Book 6462, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to James Mayberry by deed from Tritt A. Eastwood, of record in Instrument Number 20160721-0075245, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws of record in Book 6462, Page 614 said Register's Office.

This conveyance is made subject to: 2019 taxes, which have been prorated and assumed by the Grantees

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 555 N. Dupont Av., #B-45, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. **IN WITNESS WHEREOF,** Grantors have executed this instrument on this the 22 day of April, 2019.

James Mayberry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE
ME, THIS THE 22 DAY OF APRIL, 2019.

My Commission expires: 2/27/21

Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Leon Sharber, a notary public for the state and county aforesaid, the within named **JAMES MAYBERRY** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee this the 22 day of April, 2019.

My commission expires: 2/27/21

NOTARY PUBLIC

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

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

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

