Karen Johnson Davidson County
Batch# 226885 DEEDWARR
05/07/2019 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $340.40
20190507-0042845

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $92,000.00

Affiant

Subscribed and sworn to before me, this 3 day of May, 2019.

Notary Public

My commission expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anthony Felker	**New Owner**	**043100A02700CO**
555 North Dupont Avenue #B-31	**Same**	
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Melvin Richardson, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Felker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B-101 (31), Madison Park Condos, 555 Dupont Avenue, Madison, TN, as of record in Plat Book 52, Pages 179-182, Register's Office for Rutherford County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melvin Richardson, a single man, by Warranty Deed from Barbara Boyd and Lawrence E. Haywood, Sr., dated November 11, 2015, of record in Instrument No. 20151117-0116701, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 5462, Page 614, Book 8014, Page 416, Book 4532, Page 300, Book 448, Page 188, Instrument No. 20150813-0081222, Instrument No. 20150813-0081221, said Register's Office.

By-Laws of record in Instrument No. 20150114-0004067, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 555 North Dupont Avenue #B-31, 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 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 in 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. 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.

Melvin Richardson Date: 5/3/19
Melvin Richardson

_____ Date: _____

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Melvin Richardson, the within named Grantor(s), 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, at office, this 3 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)

