WARRANTY DEED

Karen Johnson Davidson County
Batch# 285535 DEEDWARR
09/16/2019 08:06:03 AM 2 pgs
Fees: $13.00 Taxes: $416.25

20190916-0093280

B-VRES-19-555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathaniel A. Miller	New owner	
(NAME)	(NAME)	**043-10-0A-074.00-CO**
555 North Dupont Avenue Unit C-48		
(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 consideration, the receipt of which is hereby acknowledged, **WILLIAM G. FLETCHER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHANIEL A. MILLER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-310 of Madison Park Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and Book 8014, Page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described on Plat of record in Plat Book 5200, Pages 179 through 182, inclusive, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to William G. Fletcher, unmarried by Warranty deed from Mary Colleen West, unmarried of record in Instrument No. 20170912-0093283 Register's Office for Davidson County, Tennessee, dated September 11, 2017 and recorded on September 12, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 179 through 182, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Madison Park, a Condominium of record in Book 5462, Page 614 through 649, as corrected by Book 5608, Page 551 and amended by Book 8014, Page 416, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5462, Page 625 and as amended in Book 10895, Page 319, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6160, Page 607, in the Register's Office for Davidson County, Tennessee.
- Madison Park Homeowners Association, Inc. Leasing Rules of record in Instrument Number 20150114-0004067, in the Register's Office for Davidson County, Tennessee.
- Madison Park Condominium Rules and Regulations of record in Instrument Number 20150324-0025053, in the Register's Office for Davidson County, Tennessee.
- Management Redevelopment Agreement of record in Instrument Number 20150324-0025057, in the Register's Office for Davidson County, Tennessee.
- Madison Park Homeowners Association, Inc. of record in Instrument Number 20150813-0081221, in the Register's Office for Davidson County, Tennessee.
- Madison Park Condominiums Rules and Regulations of record in Instrument Number 20150813-0081222, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **555 North Dupont Avenue Unit C-48, Madison, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 9th DAY OF SEPTEMBER, 2019.

William G. Fletcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM G. FLETCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212