Karen Johnson Davidson County
Batch# 327163 DEEDWARR
12/09/2019 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $309.88
20191209-0126898

**WARRANTY DEED**

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

File No. DH0006110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,750.00.

Meredith Mayo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Devin H. Hauersperger | New Owner | |
| (NAME) | (NAME) | |
| 713 Hart Avenue | | 093-10-0A-023.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I, **Brandon Winstead and Marlo Windstead, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Devin H. Hauersperger,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. A-9(309) of Madison Park, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Madison Park, a Condominium of record in Book 5462, Page 614, as corrected in Book 5608, Page 551 and Addendum to Master Deed recorded in Book 8014, Page 416 and By-Laws in Book 10895, Page 319, and Leasing Rules in Instrument No. 20150114-0004067 and By-Laws in Instrument No. 20170327-0029689, as amended and restated leasing rules in Instrument No. 20170714-0071135 and Second Amended Restated Leasing Rules recorded in Instrument No. 20180426-0039523, and Madison Park Condominiums Rules and Regulations recorded in Instrument No. 20180426-0039524 and Amended and Restated Leasing Rules in Instrument No. 20181129-0116533 and Plat recorded in Book 5200, Pages 179 through 182, inclusive, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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 Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed**

**Being the same property conveyed to Brandon Winstead and Marlo Winstead, husband and wife, by Warranty Deed from Todd Mingle, unmarried. of record in Instrument No. 20170303-0021472, in the Register's Office of Davidson County, Tennessee, dated February 28, 2017 and recorded March 3, 2017.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 555 N. Dupont,Unit # A-9, 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 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 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 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 4th day of December, 2019.

**Brandon Winstead**

**Marlo Windstead**

**STATE OF** Florida
**COUNTY OF** Leon

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Winstead and Marlo Windstead, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of December, 2019.

Notary Public State of Florida
Nina Mikayla Durden
My Commission GG 066422
Expires 01/24/2021

Notary Public

My commission expires: 1-24-2021

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

# True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022