| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2020.<br>Notary Public<br>MY COMMISSION EXPIRES: 10/6/21<br>(AFFIX SEAL) |
|---|---|

Karen Johnson Davidson County
Batch# 413908 **DEEDWARR**
06/12/2020 12:13:35 PM 2 pgs
Fees: $13.00 Taxes: $421.80

20200612-0060391

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

20003756

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian W. Parsons | Success Mortgage Partners, Inc. | |
| (NAME) 103 Sunrise Ct | (NAME) 1200 S. Sheldon Rd #150 | 043-10-0A-070.00-CO |
| (ADDRESS) Mt Juliet TN 37122 | (ADDRESS) Plymouth, MI 48170 | |
| (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, WE, **Keith Tays, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian W. Parsons, single man** 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:

**Being all of Lot No. C58 (306) on the plan of Madison Park Condominiums of record in Plat Book 5200, Page 179-182, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being all of the same property conveyed to Keith Tays by Warranty Deed dated October 16, 2015 from Charles L. Steele, a single person, of record in Instrument Number 20151021-0107086, Register's Office for Davidson County, Tennessee.**

**Upon oath Keith Tays warrants, covenants and certifies that the afore described real property is not his/her homestead as defined by Statute.**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **555 N DuPont Avenue, C58, 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 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 our hands this 29th day of May, 2020.

Keith Tays

Keith Tays

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Tays the bargainor (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 and official seal at Smyrna, Tennessee this 29th day of May, 2020.

Commission expires: 5-15-21

Heather Lee

Notary Public




**RETURN TO:**

**ALLEGIANCE TITLE OF TENNESSEE, LLC**
**278 DOUG WARPOOLE ROAD, STE 218**
**SMYRNA, TN 37167**