Register Return to: 20-1-385
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 414676 DEEDWARR
06/15/2020 10:46:03 AM 2 pgs
Fees: $13.00 Taxes: $259.00

20200615-0060830

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF MARION

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/15/2022
(AFFIX SEAL)

JANAKKUMAR DESAI
Notary Public - State of Florida
Commission # GG 266985
My Comm. Expires Oct 15, 2022
Bonded through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY:
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 20-1-385

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rehoboth Retirement, LLC	Rehoboth Retirement, LLC	043100B09400CO
(NAME) 525 Rivergate Pkwy, Ste 2	(NAME) 525 Rivergate Pkwy, Ste 2	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seventy Thousand And No/100 Dollars ($70,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES STEELE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REHOBOTH RETIREMENT, LLC, 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:

Unit No. D-94 of on the Plat of Madison Park Condominiums, as described in that Addendum to Master Deed for Madison Park, a Condominium, of record in Book 8014, page 416, amending the Master Deed Establishing a Horizontal Property Regime of Madison Park, of record in Book 5462, page 614, as corrected by that Deed of Correction to Master Deed for Madison Park, a Condominium, of record in Book 5608, page 551, Register's Office for Davidson County, to which plat reference is hereby made. THIS LEGAL DESCRIPTION CORRECTS ERRORS MADE IN PRIOR DEEDS.

PRIOR DEEDS ERRONEOUSLY USED THE FOLLOWING LEGAL DESCRIPTION:
Condominium Units D-94 of Madison Park Condominiums as reference and more particularly described on the plat of Madison Park Condominiums of record in Book 5414, page 743, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Steele, by Special Warranty Deed, from Deutsche Bank National Trust Company as Custodian or Trustee, dated March 17, 2003, recorded April 10, 2003, of record in Instrument No. 20030410-0047783, Register's Office for Davidson County, Tennessee.

Defective Quitclaim Deeds of record in Instrument No. 20190904-0089224, and in Instrument No. 20180131-0009793, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 555 N. Dupont Avenue,, Unit D94, Madison, TN 37115
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 10 day of June, 2020.

Charles Steele

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF MARION

On this 10th day of June, 2020, before me personally appeared Charles Steele, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at OCALA FLORIDA, ~~Tennessee~~ this 10th day of June, 2020.

Commission Expires: 10/15/2022

Notary Public

JANAKKUMAR DESAI
Notary Public - State of Florida
Commission # GG 266985
My Comm. Expires Oct 15, 2022
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