WARRANTY DEED

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 489704 DEEDWARR
10/06/2020 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $403.30
20201006-0115292

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith Tays	SAME AS NEW OWNER	Map/Parcel 043100B093.00 ~~Receipt No. 4179021~~
(NAME)	(NAME)	
555 N Dupont Avenue, Unit D-93		
(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 considerations, the receipt of which is hereby acknowledged, I/we Charles L. Steele, a single person,, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Keith Tays and Terri White, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Unit No. D-93 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.

Being the same property conveyed to Charles L. Steele by Warranty Deed from Charles P. Melton and wife, Josephine G. Melton, dated 04/28/2004 and recorded 08/22/2000, of record in Instrument 200008220082680, Register's Office for Davidson County, Tennessee.

Subject to Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2020 and subsequent years, a lien not yet due and payable.
Covenants, conditions, easements and restrictions recorded in Book 5462, Page 614 and Correction Deed of Master Declaration of record in Book 5608, Page 551 and Addendum to Master Declaration of record in Book 8014, Page 416, all of record Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 555 N Dupont Avenue, Unit D-93, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 932110
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 29 day of September, 2020.

Charles L. Steele

State of Florida
County of MARION

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Steele, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of September, 2020.

Notary Public: Mattie H Williams
My Commission Expires: 10-10-2021

MATTIE H WILLIAMS
Notary Public - State of Florida
Commission # GG 140978
My Comm. Expires Oct 10, 2021
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

