Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0032

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~SUMNER~~ Brevard

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900.00

Affiant

Karen Johnson Davidson County
Batch# 589215 DEEDWARR
03/11/2021 09:33:59 AM 2 pgs
Fees: $13.00 Taxes: $525.03

20210311-0032152

WAYNE C LUCE
Notary Public - State of Florida
Commission # GG 274721
My Comm. Expires Dec 13, 2022
Bonded through National Notary Assn.

SUBSCRIBED AND SWORN TO BEFORE M
THIS 8th day of March, 2021

Notary Public

Commission Expires: 13 DEC 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Gifford 232 Ellington Pl Madison, TN 37115	Quicken Loans 1050 Woodward Ave Detroit, MI 48226	051-10-0B-058.00-C

WARRANTY DEED

FOR AND IN 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/WE,

Louis C. Stone, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Gifford, a married 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 232 on the Plan of Ellington Place Condominiums, as shown on the Boundary Plat of record in Plat Book 6250, Page 829, and shown as Exhibit "C" to the Master Deed and By-Laws of record in Book 6984, Page 84, as amended in Instrument Number 20090603-0051203, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details, together with the appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Louis C. Stone, unmarried, by Warranty Deed from Clarence R. Bates, unmarried, dated 4/29/2005 and recorded 5/9/2005 in Instrument Number 20050509-0051699, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 232 Ellington Pl Madison, TN 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8 day of March, 2021.

Louis C. Stone

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Louis C. Stone** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Melbourne, Brevard Co
this 8 day of March, 2021.

WAYNE C LUCE
Notary Public - State of Florida
Commission # GG 274721
My Comm. Expires Dec 13, 2022
Bonded through National Notary Assn.

Notary Public
My Commission Expires: 13 Dec 2022

(Notary Seal)