WARRANTY DEED

Karen Johnson Davidson County
Batch# 977649 **DEEDWARR**
03/07/2023 10:23:59 AM 2 pgs
Fees: $13.00 Taxes: $452.88

20230307-0016212

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brian Moore and Kayla Moore, husband and wife	Mortgage Investors Group	043-10-0A-038.00C0
(NAME)	(NAME)	
555 North Dupont Avenue, Unit B-28	8320 East Walker Springs Lane Ste. 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20230073

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/we, **Margaret D. Storey, a single person,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Brian Moore and Kayla Moore, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

BEING Condominium Unit B-28 (B-300), Madison Park Condominiums as referenced and more particularly described on the Plat of Madison Park Condominiums, of record in Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Margaret D. Storey, a single person, by Warranty Deed from Ernest A. Sircy, Jr., a single person, dated November 30, 2006 and filed of record in Instrument No. 20061206-0150436, and re-recorded in Instrument No. 20061215-0154666, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Madison Park Condominiums of record in Book 5462, page 614, as corrected in Book 5608, page 551, and amended by Addendum to Master Deed, of record in Book 8014, page 416, By-Laws amended in Book 10895, page 319, said Register's Office, and By-Laws of record in Instrument No. 20170327-0029689, Rules and Regulations in Instrument Nos. 20150324-0025053, and 20150813-0081222, and 20180426-0039524, said Register's Office.

And also subject to:

Leasing Rules of record in Instrument Nos. 20150813-0081221, 20150114-0004067, 20170714-0071135, and 20181129-0116533, said Register's Office.

Management and Redevelopment Agreement of record in Instrument No. 20150324-0025057, said Register's Office.

Easement Granted to Comcast of Nashville I, LLC, appearing of record in Instrument No. 20151130-0120247, said Register's Office.

Storm Water Detention Agreement of record in Book 6160, page 607, said Register's Office.

Easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Rights of others in and to common areas and/or elements.

Unimproved ☐

This is improved ☒ property, known as 555 North Dupont Avenue, Unit B-28, 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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of February, 2023.

Margaret D. Storey

Margaret D. Storey

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Margaret D. Storey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of February, 2023.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY