


FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2017 JAN 19 10:18:38 AM
 BK:8109 PG:77-79
 DEED
 FEE:\$26.00
 EXCISE TAX:\$188.00 NS:\$25.00
 INSTRUMENT # 2017001798
 SMMARSH



2017001798

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$188.00
 Parcel Identifier No. 202811

Mail/Box to: Grantee: *1804 MLK Jr Pkwy, Ste. 209, Durham, NC 27707*

This instrument was prepared by Brady & Kosofsky, PA, 3065B Senna Drive, Matthews, NC 28105, a duly licensed North Carolina and South Carolina law firm. Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the settlement statement.

No title examination or statutory lien search, pursuant to Chapter 44A of the North Carolina General Statutes, was performed and no opinion as to these matters is expressed.

Brief Description for the Index: 1804 Martin Luther King Jr. Pkwy Ste 109 Durham, NC 27707

THIS DEED made this *13th* day of *January*, 2017 by and between

GRANTOR	GRANTEE
<p><i>Branch Banking and Trust Company, a North Carolina banking corporation</i></p> <p><i>Mailing Address: 200 West 2nd Street Winston Salem, NC 27101</i></p>	<p><i>Glenn W. Bennington and wife, Jessie M. Bennington</i></p> <p><i>Property Address: 1804 Martin Luther King Jr. Pkwy Ste 109 Durham, NC 27707</i></p> <p><i>Mailing Address: 1804 Martin Luther King Jr. Pkwy Ste 209 Durham, NC 27707</i></p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in FEE SIMPLE, all that certain lot or parcel of land situated in the City of **Durham, Durham** County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Property Address: *1804 Martin Luther King Jr. Pkwy Ste 109, Durham, NC 27707*

The property hereinabove described was acquired by Grantor by instrument recorded Book 8045, Page 62.

A map showing the above described property is recorded in Condominium File 7, Pages 364, 367, 370, and 373.

All or a portion of the property herein conveyed DOES NOT include primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in FEE SIMPLE.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received and Grantor will warrant and defend title against the lawful claims of all persons claiming by under or through Grantor, other than the following exceptions:

ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Title Insurance Company:

Branch Banking and Trust Company, a North Carolina banking corporation

[Signature]
By Daniel H. Flye Jr.
Title: Senior Vice President

STATE OF Virginia COUNTY OF Virginia Beach

This 13th day of January, 20 17, personally came before me, Jacob R. Trent, Notary Public for said County and State, Daniel H. Flye, Jr. who, being by me duly sworn, says that he/she is Senior Vice President (Title) of Branch Banking and Trust Company, a North Carolina banking corporation, a Corporation and that said writing was signed and sealed by him/her on behalf of the Corporation and by its authority duly given. And the said Daniel H. Flye Jr. acknowledged the foregoing instrument to be the act and deed of the Company.

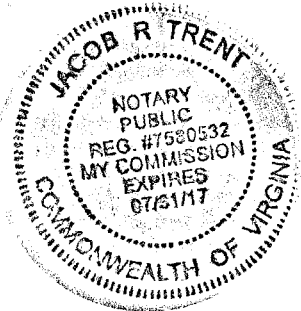
WITNESS my hand and official seal this the 13th day of January, 20 17.

Date: 01/13/2017

[Signature]
Notary Public

SEAL

My Commission Expires: 07/31/2017



"Exhibit A"

Located in Durham County, State of North Carolina, and more particularly described as follows:

Being all of Unit 109 in the Madison Centre Condominiums located in the City of Durham, Durham County, North Carolina, as designated and described in the Declaration of Condominium recorded in Book 4834, Page 373, Durham County Registry, and as shown on the Plat of Condominium of Madison Centre recorded in Condominium File 7, Pages 364, 367, 370 and 373, together with a 1/26 undivided interest for said Unit in the common elements as described in the Declaration, as amended and restated, and the Plat of Condominium. The land upon which the building and improvements are located is situate in the City of Durham, Durham County, North Carolina, and as fully described in the Declaration, as amended, the same of which are incorporated herein by reference

Said property is commonly known as 1804 Martin Luther King Jr. Pkwy Ste 109, Durham, NC 27707.