WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130028488 DEEDWARR
Recvd: 04/08/13 14:39 2 pgs
Fees:13.00 Taxes:640.10

20130408-0034609

G-VRES-13-106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barbara W. Earl (NAME)	**Same as New Owner** (NAME)	**142070C07800CO**
106 Newsom Green (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **CAROL YVONNE ROCHE AND SHARON DENISE SHEEHAN AND VICTOR TONY RINGPFEIL AND PATRICIA R. COOKE ALL HEIRS AT LAW OF HELEN DOLORES PARDUE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BARBARA W. EARL, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 78 OF ASHLEY GREEN, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN BOOK 6900, PAGE 24 AMENDED IN BOOK 6900, PAGE 978 AND SHOWN AS EXHIBIT "C" TO THE MASTER DEED OF RECORD IN BOOK 7184, PAGE 44 AND CORRECTED IN BOOK 7467, PAGE 279, AMENDED IN BOOK 7482, PAGE 312 AND INSTRUMENT NO. 20111101-0084880, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO DOLORES PARDUE, UNMARRIED BY WARRANTY DEED FROM JEAN SMITH, UNMARRIED, RECORDED ON THE 17TH DAY OF AUGUST, 2009 IN INSTRUMENT NO. 20090817-0077138, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID DOLORES PARDUE IS ONE AND THE SAME PERSON AS HELEN DOLORES PARDUE AND HELEN DOLORES RINGPFEIL PARDUE. SAID HELEN DOLORES RINGPFEIL PARDUE HAVING DIED FEBRUARY 11, 2013. CAROL YVONNE ROCHE, SHARON DENISE SHEEHAN, VICTOR TONY RINGPFEIL AND PATRICIA R. COOKE ARE ALL HEIRS AT LAW OF HELEN DOLORES PARDUE PER THE LAST WILL AND TESTAMENT FILED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET NO. 13P-394.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE BOUNDARY PLAT OF RECORD IN BOOK 6900, PAGE 978; MASTER DEED OF RECORD IN BOOK 7184, PAGE 44 CERTIFICATE OF CORRECTION IN BOOK 7467, PAGE 279 AMENDED IN BOOK 7482, PAGE 312 AND INSTRUMENT NO. 201111010084880; EASEMENTS OF RECORD IN BOOK 6880, PAGE 121, BOOK 5374, PAGE 511, BOOK 5407, PAGE 643. BOOK 6483, PAGE 907 AND INSTRUMENT NO. 200607240088823 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **106 Newsom Green Nashville, Tennessee 37221**
(House Number) (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 GRANTEE(S), their heirs and 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), 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.

Witness my/our hand(s) this 3rd day of April, 2013.

Carol Yvonne Roche
Carol Yvonne Roche

Sharon Denise Sheehan by Carol Yvonne Roche, Attorney in Fact.
Sharon Denise Sheehan by Carol Yvonne Roche, Attorney in Fact

Victor Tony Ringpfeil

Patricia R Cooke
Patricia R. Cooke

STATE OF Tennessee
COUNTY OF Davidson

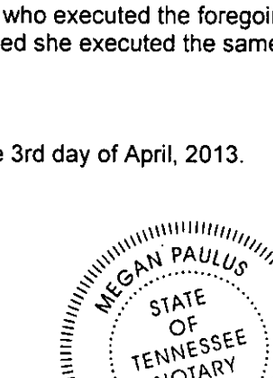
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Yvonne Roche, Victor Tony Ringpfeil, and Patricia R. Cooke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of April, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared CAROL YVONNE ROCHE to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHARON DENISE SHEEHAN and who acknowledged she executed the same as the free act and deed of the said SHARON DENISE SHEEHAN.

Witness my hand and official seal, this the 3rd day of April, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212