Davidson County DEEDWARR
Recvd: 05/13/14 13:00 4 pgs
Fees:23.00 Taxes:259.00
20140513-0040935

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31775-05-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $70,000.00. Affiant Subscribed and sworn to before me this 12th day of May, 2014. Notary Public My Commission Expires: My Commission Expires NOV. 3, 2015

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James A. Lankford, Jr., Florence P. Lankford 7472 Hwy 70 South Nashville, TN 37221	7472 Hwy 70 South Nashville, TN 37221	Map and Parcel No.: 142 100 C 01200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christa Renee Henning Redd, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James A. Lankford, Jr. and wife, Florence P. Lankford** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7220 Sheffield Square, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Matthew Redd, spouse of Christa Renee Henning Redd, joins in the execution of this instrument to convey and marital interest he may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of May, 2014.

Christa Renee Henning Redd

Matthew Redd by Christa R Redd Attorney-In-Fact
Matthew Redd
BY: Christa R. Redd
Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 12th day of May, 2014.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, Christa ~~Renee Henning~~ **Redd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Matthew Redd** and is authorized by the said **Matthew Redd** to execute this instrument on his behalf.

Witness my hand, at office, this 12th day of May, 2014.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7220, together with the appurtenant interest in the common elements of Sheffield Square Condominium, a horizontal property regime established by Master Deed of record in Book 7142, page 73, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to Christa Renee Henning, unmarried, by deed dated January 28, 2005, from Wanda Gaile Osburn, of record in Instrument No. 20050208-0014706, Register's Office for Davidson County, Tennessee. The said Christa Renee Henning having since married and now being known as Christa Renee Henning Redd.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 142 100 C 01200 CO.
2. First Amendment to By-Laws of Sheffield Square Condominium Association, Inc., of record in Book 7160, page 232, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Sheffield Square Condominium Association, Inc. of record in Book 7150, page 802, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Sheffield Square Condominium, of record in Book 7142, page 73, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

True Copy Certification

I, Elizabeth J. Smith, do hereby 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017