WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170031249 DEEDWARR
Recvd: 04/13/17 11:30 2 pgs
Fees: 13.00 Taxes: 1126.65
20170413-0036202

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/15/17

(AFFIX SEAL)

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Joseph Ringenberg	new owner	082130A015.00CO
(NAME)	(NAME)	
1012 9th Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Elizabeth Brook Money, an unmarried woman** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Scott Joseph Ringenberg, an unmarried man** , hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. C-4, ROW 8.9 CONDOMINIUMS, shown on the plan of Re-subdivision of Lot 1 of the Re-subdivision of a portion of Lots No. 5 and 93 of Balch and Whiteside's Addition to Nashville, of record in Instrument No. 20020718-0086526, and further described in Master Deed Establishing a Horizontal Property Regime of Row 8.9 Condominiums, of record in Instrument No. 20011121-0128062, as amended in Instrument Nos. 20021212-0153656 and 20110419-0030186, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth Brook Money, an unmarried woman by Warranty Deed from Dan G. Hochhalter and Crystal Hochhalter, dated 09/03/2014, recorded 09/10/2014, of record in Instrument No. 20140910-0082880, as corrected in Instrument No. 20141003-0092045 and Instrument No. 20141021-0096921, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1012 9th Avenue N, Nashville, TN 37208
(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), 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), 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 hand this 7th day of April, 2017.

Elizabeth Brook Money by Candace Revelette, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candace Revelette with whom I am personally acquainted and who proved her/himself to be the Attorney in Fact for Elizabeth Brook Money, and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2017.

Notary Public
My Commission Expires: 11/15/17

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064