Bill Garrett Davidson County
Batch# 128004 DEEDWARR
08/13/2018 10:59:50 AM 2 pgs
Fees: $13.00 Taxes: $1,056.35
20180813-0079576

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan S. Riggs and Cassie D. Roberts Riggs, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Maureen Gallagher, unmarried woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit 112 of Windsor Terrace Condominiums, Phase I, as described in the Master Deed establishing the horizontal property regime of Windsor Terrace Condominiums, of record in Book 7150, page 921, Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interest and appurtenances thereto, including but not limited to the undivided interest in common elements therof and the two parking spaces delineated as "J" on Exhibit "C" attached hereto and incorporated herein by reference, as set out in the aforesaid Master Deed of record in Book 7150, page 921, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan S. Riggs and Cassie D. Roberts Riggs, husband and wife by Quitclaim Deed from Jonathan S. Riggs, unmarried man and Cassie D. Roberts, an unmarried woman, dated June 19, 2018, of record in Instrument No. 20180620-0059445, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan S. Riggs, an unmarried man and Cassie D. Roberts, an unmarried woman by deed from Donna K. Maddox, Trustee of the Donna K. Maddox Trust Agreement No. 2 u/a/d October 1, 2014, dated June 10, 2015, of record in Instrument No. 20150616-0057381, Register's Office for Davidson County, Tennessee

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 112 Windsor Terrace Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of August, 2018.

Jonathan S. Riggs

Cassie D. Roberts Riggs

State of Tennessee)
County of Davidson)

On this 8th day of August, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jonathan S. Riggs and Cassie D. Roberts Riggs, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 285,500.00.

Affiant

Sworn and subscribed before me on this the 8th day of August, 2018.

Notary Public

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12/14/2020

NEW OWNER:
Maureen C. Gallagher
112 Windsor Terrace Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
143-01-0A-112.00