WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155890 DEEDWARR
11/01/2018 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20181101-0108476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Ikard	new owner	093-13-0A-305.00 CO
(NAME) 1917 Hermosa Ave.	(NAME)	
(ADDRESS) Hermosa Beach, CA 90254	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JOHN SHEFFIELD, TRUSTEE, AND CIGDEM SHEFFIELD, TRUSTEE, THE TRUSTEES OF THE SHEFFIELD FAMILY TRUST UNDER AGREEMENT DATED APRIL 24, 2013, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH IKARD, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 305 of Spence Manor Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Spence Manor Condominium of record in Book 6794, Page 219, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A-2 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Master Deed.

Being the same property conveyed to John and Cigdem Sheffield, Trustees of the Sheffield Family Trust by Warranty Deed dated November 26, 2013 from Daniel A. Cox and wife, Emily

Cox of record in Instrument No. 20131204-0123542, Register's Office for Davidson County, Tennessee. Reference is hereby made to Scrivener's Affidavit of record in Instrument No. 20140327-0025345, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, due and payable, but not yet delinquent; all matters, being Unit No. 305 of Spence Manor Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Spence Manor Condominium of record in Book 6794, Page 219, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 11 Music Square, East, #305, Nashville, TN 37203

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30 day of October, 2018.

RYAN MATTHEW SCOTT
NOTARY PUBLIC
SEAL
TIPPECANOE COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES JUNE 26, 2026
COMMISSION NO. 714729

MY COMMISSION EXPIRES 6/26/2026.

JOHN SHEFFIELD, TRUSTEE, OF THE SHEFFIELD FAMILY TRUST UNDER AGREEMENT DATED APRIL 24, 2013

CIGDEM SHEFFIELD, TRUSTEE, OF THE SHEFFIELD FAMILY TRUST UNDER AGREEMENT DATED APRIL 24, 2013

STATE OF ~~TENNESSEE~~ Tippecanoe
COUNTY OF ~~DAVIDSON~~ Indiana

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Sheffield, Trustee of the Sheffield Family Trust, u/a/d April 24, 2013, and Cigdem Sheffield, Trustee of the Sheffield Family Trust, u/a/d April 24, 2013, the within named bargainors, 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 at 1:42PM, this 30 day of ~~November~~ October, 2018.

Notary Public

My Commission Expires: 6/26/2026

RYAN MATTHEW SCOTT
NOTARY PUBLIC
SEAL
TIPPECANOE COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES JUNE 26, 2026
COMMISSION NO. 714729

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper)

