Karen Johnson Davidson County
Batch# 449060 DEEDWARR
08/03/2020 02:21:21 PM 2 pgs
Fees: $13.00 Taxes: $1,248.75
20200803-0085441

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2320

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31 day of July, 2020

Brian D. Mitchell
Notary Public

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Grant Sheehan & Denise Reingpfeil Sheehan 3741 De Garmo Lane Miami, FL 33133	NEW OWNER	116-03-0F-011.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Madelyn Ringgold, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Equity Trust Company Custodian FBO Grant Sheehan IRA (as to 65% undivided interest) and Denise Ringpfeil Sheehan (as to 35% undivided interest), married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 213 on the Plan of Phase I, Westchase Condominium Apartments, of record in Plat Book 5200, page 578, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westchase Condominium, a horizontal property regime established by Master Deed of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, said Register's Office.
Being the same property conveyed to Madelyn Ringgold, an unmarried woman by Warranty deed from Clay Thomas Lee, a married man of record in Instrument No. 20160729-0078617 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on July 29, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 213 Westchase Drive, Nashville, TN 37205

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of July, 2020.

Madelyn Ringgold by John Bennet Waters, Jr. her Attorney-In-Fact

Madelyn Ringgold by John Bennet Waters, Jr. her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **John Bennet Waters, Jr.,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Madelyn Ringgold** and acknowledged that they executed the same as the free act and deed of the said **Madelyn Ringgold,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20200803-0085440, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Durham (city), NC (state) this 30th day of July, 2020.

Notary Public
My Commission Expires: Dec. 17, 2021

ANNE U LLOYD NOTARY PUBLIC DURHAM COUNTY, N.C.

(Notary Seal)

WARRANTY DEED