WARRANTY DEED

Karen Johnson Davidson County
Batch# 515282 DEEDWARR
11/12/2020 11:47:37 AM 2 pgs
Fees: $13.00 Taxes: $1,112.78

20201112-0133385

B-KW-20-3626-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel J. Sheehan, III	new owner	
(NAME)	(NAME)	**149-09-0H-001.00-CO**
95 Ann Street		
(ADDRESS)	(ADDRESS)	
Newburgh, NY 12550		
(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 consideration, the receipt of which is hereby acknowledged, **MIKE RANDOLPH, TRUSTEE, OF LINDSEY G. DOUGLASS INCOME ONLY TRUST DATED JANUARY 26, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL J. SHEEHAN, III, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. A-102 together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime, established by Master Deed, of record in Book 7380, page 470, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Lindsey G. Douglass, unmarried by Warranty deed from Gregory R. Flanagan and wife, Susan Tinney Flanagan of record in Book 9510, page 695, Register's Office for Davidson County, Tennessee, dated November 02, 1994 and recorded on November 03, 1994.

Being the same property conveyed to Lindsey G. Douglass, Trustee, Lindsey G. Douglass Revocable Living Trust Agreement dated February 07, 2013 by Quitclaim deed from Lindsey G. Douglass, unmarried of record in Instrument No. 20130213-0014832 Register's Office for Davidson County, Tennessee, dated February 07, 2013 and recorded on February 13, 2013.

Being the same property conveyed to Mike Rudolph, Trustee, Lindsey G. Douglass Income Only Trust dated January 26, 2018 by Quitclaim deed from Lindsey G. Douglass, Trustee, Lindsey G. Douglass Revocable Living Trust Agreement dated February 07, 2013 of record in Instrument No. 20180226-0017811 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on February 26, 2018. Mike Rudolph is one in the same as Mike Randolph as erroneously referred to in prior deed of record in Instrument No. 20180226-0017811 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Site Plan for Richland House Condominiums of record in Book 7380, pages 491, 492 and 493, Register's Office for Davidson County, Tennessee, as attached as Exhibit "B" to the aforementioned Master Deed, as subsequently amended.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Richland House Condominiums of record in Book 7380, Page 470, and amended in Book 11545, page 870, Instrument No. 20000331-0032315, Instrument No. 20000403-0032872 and further amended in Instrument No. 20010614-0062797, Register's Office for Davidson County, Tennessee.
- By-Laws of Richland House Condominiums Homeowner Association of record in Book 7380, Page 495, as amended in Book 8708, page 501, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7409, Page 646, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and Water Mains, Pumps and Appurtenances of record in Instrument Number 20151119-0117552, in the Register's Office for Davidson County,

Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3626 West End Ave #102, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 my/our hand(s) this the 6th DAY OF NOVEMBER, 2020.

Lindsey G. Douglass Income Only Trust dated January 26, 2018

BY: _____
Mike Randolph
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE RANDOLPH, TRUSTEE of LINDSEY G. DOUGLASS INCOME ONLY TRUST DATED JANUARY 26, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th day of November, 2020.

_____
Notary Public
My Commission Expires:
(SEAL)

Robert R. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 1, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212