WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/12 11:52 2 pgs
Fees:13.00 Taxes:296.00
20120130-0008242

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00
Jackie Langley
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2012/
K Lloyd
Notary Public
MY COMMISSION EXPIRES: 6-19-12
(AFFIX SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley S. Rogers	WFHM	181-2-A-134.00CO
(NAME) 8441 Callabee Way Unit H-8	(NAME) PO Box 10335	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Des Moines IA 50306	2011-0642
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Cory D. Sensabaugh, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley S. Rogers, 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:

The following described tract or parcel in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. H-8 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 and supplemented in First Supplement of record in Instrument No. 20070801-0091466, in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed. Map & Parcel 181-2-A-134.00CO

Being the same property to Cory D. Sensabaugh, a single man by warranty deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20080107-0001665, dated December 20, 2007, Register's Office of Davidson County, Tennessee. Also see Scrivener's Affidavit of record in Instrument No. 20090225-0016680, dated February, 24, 2009, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is st out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums, of record as Instrument 20060306-0025686 as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with the By-Laws as Exhibit "C". Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, in said Register's Office. Stormwater detention agreement of record as Instrument No. 20060206-0014635, said Register's Office. Agreements for dedication of easements for sanitary sewers and/or storm drainage of record in Book 9487, pages 901-914, in said Register's Office. Rights of way and easements to Gulf Interstate Gas Company of record in Book 2203, page 579 and Book 2244, page 11, in said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, page 299, said Register's Office.

This property, known as 8441 Callabee Way Unit H-8, Antioch, TN 37013
(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 my/our hand(s) this 26TH DAY OF JANUARY, 2012.

Cory D. Sensabaugh

Cory D. Sensabaugh

Suzannah W. Sensabaugh by Cory D. Sensabaugh as Attorney in Fact

Suzannah W. Sensabaugh by Cory D. Sensabaugh as Attorney in Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cory D. Sensabaugh with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of January, 2012.

Notary Public

MY COMMISSION EXPIRES DECEMBER 16, 2014

My Commission Expires: _____

(SEAL)

CLIFFORD BLAKE LAMPLEY NOTARY PUBLIC STATE AT LARGE JASON ALABAMA

State of ALABAMA
County of JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cory D. Sensabaugh, Attorney in Fact for Suzannah W. Sensabaugh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on behalf of and as Attorney in Fact for the said Suzannah W. Sensabaugh, as his free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 26 day of January, 2012.

Notary Public

MY COMMISSION EXPIRES DECEMBER 16, 20

My Commission Expires: _____

(SEAL)

CLIFFORD BLAKE LAMPLEY NOTARY PUBLIC STATE AT LARGE JASON ALABAMA

True Copy Certification

I, Yvette Meldrum, 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.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-16-2013