WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120011067 DEEDWARR
Recvd: 02/14/12 12:54 2 pgs
Fees:13.00 Taxes:1332.00
20120214-0012940

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,000.00.

Affiant

Subscribed and sworn to me on February 10, 2012.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25335SP

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Chance Stockton Jones Debra Preitkis-Jones 196 44th Avenue, North Nashville, TN 37209	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	91-16-B-002 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patrick A. Theobald and wife, Cecelia N. Theobald, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Chance Stockton Jones and Debra Preitkis-Jones, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 2 as shown by Master Deed for Dakota Place, a Horizontal Property Regime (with private elements), of record in Instrument No. 20070531-0064766 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Patrick A. Theobald and spouse, Cecelia N. Theobald, by Warranty Deed from Urban Concepts, LLC, a Tennessee limited liability company, recorded as Instrument No. 20080529-0054736 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set 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 Dakota Place Condominiums (with private elements) of record as Instrument No. 20070531-0064766 in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 196 44th Avenue, North, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on February 10, 2012.

Patrick A. Theobald

Cecelia N. Theobald

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 10, 2012, before me personally appeared Patrick A. Theobald and Cecelia N. Theobald 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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on February 10, 2012.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE