Davidson County DEEDWARR
Recvd: 08/11/14 10:28 3 pgs
Fees:18.00 Taxes:514.30
20140811-0072026

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-2-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theia Jordan Gregory	Southpoint Financial Services, Inc.	181-02-0-A-161.00 CO
(NAME)	(NAME)	
8511 Burnham Lane, Unit J2	5955 Shiloh Road East, #200	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Alpharetta, GA 30005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Joshua Ness and wife, and Jessica Ness, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Theia Jordan Gregory, unmarried, 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. J-2 of Lenox Creekside, Phase 3, as set forth in the First Amendment of First Supplement to the Master Deed establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No.: 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No.: 20070801-0091466 and subjecting the property to the Master Deed, of record in Instrument No.: 20060306-0025676, as amended by Instrument No.: 20060606-0066938, Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Joshua Ness and wife, Jessica Ness by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 19th day of April, 2010 in Instrument No. 20100419-0029328, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Joshua Ness pursuant to a Power of Attorney executed by same on the 28th day of July, 2014, and being filed for record simultaneously herewith, of record in Instrument No.: 20140811-0072025, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8511 Burnham Lane, Unit J2, Cane Ridge, 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 our hands this 1st day of August, 2014.

Joshua Ness

Joshua Ness
By: Jessica Ness
Jessica Ness, His Attorney-in-fact

Jessica Ness

Jessica Ness

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Joshua Ness, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Joshua Ness, acting as that person's agent and attorney in fact, and the said Joshua Ness acknowledged that he executed the foregoing instrument as agent and attorney-in-fact for Jessica Ness for the purposes therein contained.

Witness my hand and seal, this 1st day of August, 2014.

Hilary Mohsenzadeh

Notary Public

My Commission Expires: 2-2-18

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of August, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joshua Ness, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument. And acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at office the day and year above written.

Hilary Mohsenzadeh

Notary Public

My Commission Expires: 2-2-18

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

True Copy Certification

I, Kristian Short, 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, RITA B MITCHELL a notary public for this county and state, Kristian Short who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell
Notary's Signature

My Commission Expires: 1-5-2016
Notary' Seal (if on paper)

