BILL GARRETT, Davidson County
Trans:T20150083104 DEEDWARR
Recvd: 09/30/15 10:44 2 pgs
Fees:13.00 Taxes:569.43
20150930-0099216

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $153,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of September, 2015.

NOTARY PUBLIC

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jose A. Sauceda	NEW OWNER	181020A23700CO
(NAME)	(NAME)	
8121 Lenox Creekside Drive #O8		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Julie Jones Christy and David John Christy, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jose A. Sauceda, a married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. O-8, of Lenox Creekside, Phase 6, as set forth in the Amendment of First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as 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 as Instrument No. 20060306-0025686 as amended in Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Julie Jones, a married woman by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20130128-0008850, Register's Office of Davidson County, Tennessee. Being the same property further conveyed to Julie Jones by deed from Jerrell Jones, of record in Instrument No. 20130128-0008852, Register's Office of Davidson County, Tennessee. The said Julie Jones having since married and is now known as Julie Jones Christy. The said David John Christy joins in this conveyance to covey any marital interest he has in said property.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 8121 Lenox Creekside Drive #O8, Cane Ridge, TN 37013

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant

and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of September, 2015.

Julie Jones Christy

Julie Jones Christy

David John Christy by Julie Jones Christy, His attorney-in-fact

David John Christy by Julie Jones Christy
His attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Jones Christy, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of September, 2015.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24th day of September, 2015, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Julie Jones Christy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David John Christy, as evidenced by Power of Attorney of record in ~~Book~~* _____, Page _____, Register's Office of ~~Wilson~~** County, Tennessee, and acknowledged that such person executed the same as the free act and deed of David John Christy.

Witness my hand and official seal, this the 24th day of September, 2015.

*Instrument Number 20150928-0098427

**DAVIDSON

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Please Record and Return To
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066