WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150083826 DEEDWARR
Recvd: 10/02/15 08:27 2 pgs
Fees:13.00 Taxes:566.10
20151002-0100189

R-VRES-15-8411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00.

Jennifer R. Clapp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2015.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2019

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)
Jennifer R. Clapp and Susan N. Clapp	**NFM, Inc., DBA NFM Lending**	
(NAME)	(NAME)	
8411 Callabee Way, Unit 7	**505 Progress Drive, Suite 100**	**181-02-0A-091.00-C O**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Linthicum, MD 21090**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOSHUA HARNESS AND ASHLEY A. HARNESS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JENNIFER R. CLAPP AND SUSAN N. CLAPP, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs 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. E-7 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 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.

Being the same property conveyed to Joshua Harness, an unmarried man and Ashley A. Henry, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070226-0023569 Register's Office for Davidson County, Tennessee, dated February 23, 2007 and recorded on February 26, 2007. The said Ashley A. Henry having since married and now being known as Ashley A. Harness.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I of record in Instrument Number 20060306-0025686, amended in Instrument Number 20060606-0066938, Instrument Number 20070801-0091466 and Instrument Number 20080808-0081967, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20060227-0022558, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060206-0014635, in the Register's Office for Davidson County, Tennessee.
- Rights of way and easements to Gulf Interstate Gas Co. in Book 2203, page 579 and Book 2244, page 11, said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Co. to The Columbia Gas System, Inc. in Book 2875, page 299, Register' s Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Page 901 and Book 9487, page 914, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20130103-0001024, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement for United Telephone Company of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20130215-0015739, 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: **8411 Callabee Way, Unit 7, Antioch, Tennessee 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), 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 29th DAY OF SEPTEMBER, 2015.

Joshua Harness by Ashley A. Harness as Attorney in Fact
Joshua Harness by Ashley A. Harness as Attorney in Fact

Ashley A. Harness
Ashley A. Harness

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY A. HARNESS, 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 JOSHUA HARNESS, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA HARNESS.

Witness my hand and official seal, this the 29th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY A. HARNESS, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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