RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156836

Davidson County DEEDWARR
Recvd: 12/15/15 15:52 4 pgs
Fees:23.00 Taxes:506.90
20151215-0126142

WARRANTY DEED

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2015.

NOTARY PUBLIC

My commission expires: 03/01/2016

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Lane, a single man 5600 Country Drive Apt 153 Nashville, TN 37211	New Owner	162 09 0B 066.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Seven Thousand and 00/100 Dollars ($137,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GABRIEL A. HARRIS, UNMARRIED AND THERESA U. HARRIS, UNMARRIED, JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **NICHOLAS LANE, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Property located in the County of Davidson, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 153 on the revised site plan of Phase 3, Hickory Valley Condominiums, of record in Book 4860, Page 1, as revised in Book 5050, Page 94, as revised in Book 5200, Page 110, as revised in Book 5200, Page 120, as revised in Book 5200, Page 131, Register's Office for said County, which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Gabriel A. Harris, unmarried and Theresa U. Harris, unmarried, joint tenancy with rights of survivorship, by Cash Deed dated 7/19/2013, and recorded on 7/22/2013, of record in Instrument #20130722-0075422, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5600 Country Drive Apt 153, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any

discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of December, 2015.

Gabriel A. Harris
GABRIEL A. HARRIS

Theresa U. Harris
THERESA U. HARRIS

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Gabriel A. Harris and wife, Theresa U. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of December, 2015.

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

SEE ATTACHED

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA } **S.S.**

On DEC. 14TH, 2015 before me, MARILU CHAN SHIEH, NOTARY PUBLIC
Name of Notary Public, Title

personally appeared GABRIEL A. HARRIS
Name of Signer (1)

THERESA U. HARRIS
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

MARILU CHAN SHIEH
Commission No. 2011987
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
My Comm. Expires MARCH 14, 2017

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of CONSIDERATION OF VALUE WARRANTY DEED,
containing 02 pages, and dated DEC 14TH, 2015

The signer(s) capacity or authority is/are as:

- ☑ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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TRUE COPY CERTIFICATION

I, JILL KUMMER, 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.

Jill Kummer

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, JILL KUMMER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

