SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

The Lawrence and Carol Ness
Living Trust
8181 Middlewick Lane
Nolensville, TN 37135

MAP/PARCEL: 164070A09200CO

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **KEITH C. DIEHL AND STEPHEN M. CANNON, married to each other,** have this day bargained and sold and do hereby transfer and convey unto, **LAWRENCE R. NESS and CAROL A. NESS, TRUSTEES of THE LAWRENCE AND CAROL NESS LIVING TRUST,** its successors and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

LAND lying in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING all of Lot No. 300 on the Plan of the Final Plat, Section One, Harvest Grove, as shown by plat and survey appearing of record in Instrument No. 20060726-0090037, and amended in 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Keith C. Diehl, an unmarried man, and Stephen M. Cannon, an unmarried man, by Warranty Deed from Greenvale Construction, LLC on June 14, 2007, filed for record in Instrument No. 20070622-0074677, of the Register's Office of Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

Davidson County DEEDWARR
Recvd: 12/17/15 10:58 4 pgs
Fees:23.00 Taxes:562.40
20151217-0126957

REAL PROPERTY TAXES for 2015 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2013 real property taxes, which taxes have been prorated between the parties herein and the grantor having his prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 17th day of December, 2015.

Keith C. Diehl

Keith C. Diehl

Stephen M. Cannon

Stephen M. Cannon

SEE ATTACHED FOR NOTARIZATION

STATE OF CALIFORNIA)
: ss.
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Keith C. Diehl and Stephen M. Cannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Santa Rosa, California, on this the _____ day of December, 2015.

_____
NOTARY PUBLIC

My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 SONOMA)

On 12/12/2015 *Date* before me, NATALIE BRANDON, NOTARY PUBLIC *Here Insert Name and Title of the Officer*

personally appeared KEITH C. DIEHL + STEPHEN M. CANNON *Name(s) of Signer(s)*

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.

NATALIE BRANDON
Commission # 2046058
Notary Public - California
Sonoma County
My Comm. Expires Oct 18, 2017

Signature _____ *Signature of Notary Public*

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $152,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 17th day of December, 2015.

NOTARY PUBLIC

My commission expires: 7/23/18

STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

TRUE COPY CERTIFICATION

I, EILEEN SMITH, 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.

EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Notary's Signature

My Commission Expires

Notary Seal:

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY