WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152857 **DEEDWARR**
10/19/2018 03:25:00 PM 2 pgs
Fees: $13.00 Taxes: $736.30

20181019-0104076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-101315

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Risse	CMG FINANCIAL	
(NAME)	(NAME)	
8605 Peckham Lane Q12	3160 CROW CANYON RD, STE 400	181-02-0A-269.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	SAN RAMON, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS ($199,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EMILY BANKS A/K/A EMILY CHAFFINS AND JALEN BANKS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN RISSE, SINGLE**, 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 Building Unit No. Q-12 of Lenox Creekside, Phase 4, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, 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. 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 by Instrument No. 20060606-0066938, in said Register's Office; said units also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Lenox Creekside, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20130502-0044406, Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 02, 2013.

Being a portion of the same property conveyed to Lenox Village Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee limited partnership and Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20141219-0116450, Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 19, 2014.

Being the same property conveyed to Emily Chaffin, unmarried by Warranty deed from Lenox Village Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20170424-0040017 Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on April 24, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 8605 Peckham Lane Unit Q-12, Antioch, TN 37013
(House No.) (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 my/our hand(s) this the 17th day of October, 2018

Emily Banks

Jalen Banks

STATE OF Tennessee

CONUTY OF Williamson

On this 17th day of October, 2018, before me personally appeared Emily Banks and Jalen Banks to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 17th day of October, 2018.

Deanna L Cooper
Notary Public
Commission Expires: 5/18/2020

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY