BILL GARRETT, Davidson County
Trans:T20140013717 DEEDWARR
Recvd: 02/27/14 10:44 2 pgs
Fees:13.00 Taxes:869.50
20140227-0016913

KAYLA M NORTHRUP
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134044615
MY COMMISSION EXPIRES JULY 17, 2017

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Arapahoe
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Steven N. Backer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2014.

Kayla M Northrup
Notary Public

MY COMMISSION EXPIRES: JULY 17TH, 2017
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Mogardo	New Owner	117110J10700CO
(NAME) #107	(NAME)	
2025 Woodmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVEN N. BACKER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMY MOGARDO, an unmarried woman

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:

Being Unit No. 107, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument 20040209-0015685, re-recorded in Instrument 20040212-0017074, amended in Instrument 20050404-0036415 and Instrument 20050512-0053861 in the Register's Office for Davidson County, Tennessee; said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Steven N. Backer, married, by deed from Richard J. Durham and wife, Penelope D. Durham, recorded on August 2, 2011, of record in Instrument No. 20110802-0059369, Register's Office for Davidson County, Tennessee.

(02) This property is not the principal property of Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2025 Woodmont Blvd. 107, Nashville, TN 37215
(House Number) (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 21st day of February, 2014.

Steven N. Backer
Steven N. Backer

STATE OF COLORADO

COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven N. Backer, the bargainor(s), 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 at on this 21st day of February, 2014

Commission expires: July 17th, 2017

Notary Public

KAYLA M NORTHRUP
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134044615
MY COMMISSION EXPIRES JULY 17, 2017

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122