WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2014.

Notary Public

MARILYN RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: DECEMBER 17, 2016

MY COMMISSION EXPIRES: (AFFI

File No.: AV-14-920-UNITB

BILL GARRETT, Davidson County
Trans:T20140040083 DEEDWARR
Recvd: 06/06/14 14:15 2 pgs
Fees:13.00 Taxes:1106.30
20140606-0049529

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin E. Fogo	Kristin E. Fogo	72-13-B-2.00 CO
(NAME)	(NAME)	
920 B McClurkin (a/k/a McClurkan) Ave.	920 B McClurkin Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JAMES A. WEINY, A MARRIED MAN AND DAVID A. MOYNAN III, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KRISTEN FOGO, A SINGLE WOMAN AND BYRON FOGO AND WIFE, AGNES** 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:

FOGO AV

Land in Davidson County, Tennessee, being Unit B, MCCLURKIN AVENUE ROW HOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131003-0104192, as amended Instrument Number 20140606-0049529, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to James A. Weiny and David A. Moynan, III, as tenants in common by Warranty Deed from Cumberland Property Investments, LLC, a Tennessee limited liability company, dated 8/15/2013, recorded 08/20/2013, in Instrument No. 20130820-0087798, in the Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of Grantors, their spouses, or dependents, as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 920 B McClurkin (a/k/a McClurkan) Ave., Nashville, TN 37206

(House Number) (Street) (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 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 3rd day of June, 2014.

James A. Weiny

David A. Moynan III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Weiny, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2014.

Notary Public
My Commission Expires: 8/23/2016

DAVIDSON COUNTY AMANDA VAUGHN Notary Public State of Tennessee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David A. Moynan III, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2014.

Notary Public
My Commission Expires: 8/23/2016

DAVIDSON COUNTY AMANDA VAUGHN Notary Public State of Tennessee

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171