BILL GARRETT, Davidson County
Trans:T20140042382 DEEDWARR
Recvd: 06/16/14 12:35 2 pgs
Fees:13.00 Taxes:592.00

20140616-0052253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

File No.: AV-14-938

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
David A. Moynan III and James A. Weiny	New Owner	72-13-217.00
(NAME)	(NAME)	
3704 Sunnywood Ct.		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(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, **STEPHEN MEADOWS, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DAVID A. MOYNAN III, AN UNMARRIED MAN AND JAMES A. WEINY, A MARRIED MAN, AS TENANTS IN COMMON**, 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:

Land in Davidson County Tennessee, being Lot Nos. 179 and 180, Trevecca Subdivision of Renraw, a plan of which subdivision is of record in Plat Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 179 fronts 50 feet on the Southerly side of Strouse Avenue and runs back 251.6 feet on the West line and 250.7 feet on the East line to an alley, and shows 50 feet on said alley. Said Lot No. 180 fronts 50 feet on the Southerly side of Strouse Avenue and runs back 250.7 feet on the West line and 249.8 feet on the East line to an alley, and shows 50 feet on said alley.

Said legal description is subject to the terms and conditions of a certain Easement Agreement of record in Book 10473, Page 831, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen Meadows, an unmarried man by Warranty Deed from Bonnie Ruth Gibbons, unmarried, dated November 25, 2009, recorded December 4, 2009, in Instrument No. 20091204-0111281, in the Register's Office of Davidson County, Tennessee.

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 938 Strouse Avenue, 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 13th day of June, 2014.

Stephen Meadows

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Meadows, 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 13th 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