BILL GARRETT, Davidson County
Trans:T20140043070 DEEDWARR
Recvd: 06/18/14 10:40 2 pgs
Fees:13.00 Taxes:998.63
20140618-0053080

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: AV-14-920-UNITA

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
Judith Kay Hoffman Matthew S. Dennis	Mortgage Investors Group	072-13-0-B-001.00CO
(NAME)	(NAME)	
920 A McClurkan Avenue	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville, TN 37923	
(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, **MATTHEW S. DENNIS AND JUDITH KAY HOFFMAN, HUSBAND AND WIFE**, 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 Unit A, McCLURKAN AVENUE ROW HOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131003-0104192, as amended in Instrument No. 20140606-0049528, in the Register's Office, 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.

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 A McClurkan Avenue, Nashville, TN 37206
(note: McClurkan Ave. is also known as McClurkin Ave.)
(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.

James A. Weiny
by David A. Moynan, III, Attorney-in-Fact

David A. Moynan, III

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of June, 2014, before me personally appeared David A. Moynan III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of June, 2014.

Notary Public
My Commission Expires: 8/23/2016

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of June, 2014, before me personally appeared David A. Moynan, III to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James A. Weiny and who acknowledged he executed the same as the free act and deed of the said James A. Weiny.

Witness my hand and official seal, this the 13th day of June, 2014.

Notary Public
My Commission Expires: 8/23/2016