BILL GARRETT, Davidson County
Trans:T20140050407 DEEDWARR
Recvd: 07/15/14 09:25 2 pgs
Fees:13.00 Taxes:1361.60
20140715-0062168

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1136

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam J. Charney Anna L. Hoepfinger 1615 Franklin Avenue Nashville, TN 37206	FirstBank 3500 Blue Lake Dr.,Suite#325 Birmingham, AL 35243 Ln#604-0039223	83-6-53.00

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 ... END AVE.
... TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $368,000.00

Affiant

Subscribed and sworn to before me, this the 11 day of July, 2014.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1-9-16
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Star J. Moberg, an unmarried individual, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Adam J. Charney and Anna L. Hoepfinger, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Re-subdivision of lots in Block A, B, and C of Weakley Place, of record in Book 547, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Star J. Moberg by Quitclaim Deed from Kurt R. Moberg and Star J. Moberg, Co-Trustees for The Moberg Family Revocable Living Trust, dated May 22, 2012, recorded June 20, 2012, of record in Instrument No. 20120620-0054109, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1615 Franklin Avenue, Nashville, TN 37206**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of **July, 2014.**

GRANTOR(S)

Star J. Moberg

Star J. Moberg

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Star J. Moberg** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 11th day of **July, 2014.**

Deborah L. Bissell

Notary Public

My Commission Expires:

6-1-15