WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/14 08:32 2 pgs
Fees:13.00 Taxes:577.20
20141106-0102400

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $156,000.00.

Affiant

Subscribed and sworn to before me this 31st day of October, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
~~Danielle Dubsta~~ First Team, LLC	SAME	093-06-1F-307.00CO
162 Fourth Avenue North Unit #311		
Nashville, TN 37219		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Jeffrey M. Mooney, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto FIRST TEAM, LLC, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit RU-307, together with the appurtenant interest in the common elements of Ambrose Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20051013-0123722, amended in Instrument Number 20060302-0024168 and Instrument No. 20061030-0134166, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "C" to the aforementioned Master Deed, all of which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey M. Mooney, an unmarried man, by deed from Heath Carver, an unmarried man, on February 16, 2007, of record in Instrument Number 20070220-0020668, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 in the estimated amount of $1,523.00 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 093-06-1F-307.00CO.
- Subject to all matters as shown on the Master Deed of record in Instrument Numbers 20051013-0123722; 20060302-0024168; 20061030-0134166; 20080507-0047250; 20140530-0046585; and 20131104-0114343, Register's Office Davidson County, Tennessee.
- Charter for Ambrose Condominium Association of record in Instrument Number 20051013-0123723, Register's Office for County, Tennessee.

This is improved property known as: 162 4th Avenue North Unit #307, Nashville, TN 37219

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 31, 2014.

Jeffrey M. Mooney

STATE OF Texas
COUNTY OF Travis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey M. Mooney** 11/1/14 to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 31, 2014

My commission expires 4/3/18

Diana E Willis
Notary Public



I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17



JR