WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150015098 DEEDWARR
Recvd: 03/02/15 13:40 2 pgs
Fees: 13.00 Taxes: 1143.30
20150302-0017843

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

File No.: AV-15-938-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
Keven L. Lightner	Highlands Residential Mortgage, Ltd.	072-13-0-E-001.00CO
(NAME)	(NAME)	
510 Old Hickory Blvd, Apt 819	12001 N. Central Expressway, Ste. 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, TX 75243	
(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, DAVID MOYNAN III, AN UNMARRIED MAN AND JAMES A. WEINY, A MARRIED MAN, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, KEVEN L. LIGHTNER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, 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, on the plan of 938 STROUSE AVENUE ROW HOMES, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140718-0064083, and as shown on the plat recorded as Exhibit "C" of said declaration, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to David A. Moynan III, an unmarried man and James A. Weiny, a married man, as tenants in common by Warranty Deed from Stephen Meadows, an unmarried man, dated June 13, 2014, recorded June 16, 2014 in Instrument No. 20140616-0052253, in the Register's Office for Davidson County, Tennessee. Reference is also made to a Quitclaim Deed, executed for the purpose of assigning a separate tax identification number to Lot 179 (old lot) recorded on July 8, 2014 in Instrument No. 20140708-0060079, in the Register's Office of Davidson County, Tennessee.

Subject property it not the principal residence of Grantors, their spouses, or dependants, as defined by statute. Spouse(s) need not executed this deed of conveyance.

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 A 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 February, 2015.

David Moynan, III

James A. Weiny by Serena Weiny, Attorney-in-Fact

James A. Weiny by Serena Weiny, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David 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 13th day of February, 2015.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of February, 2015, before me personally appeared Serena Weiny 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 she 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 February, 2015.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

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