WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-6-15

(AFFIX SEAL)

CHARLES A. SULLIVANT JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

R-VRES-15-14

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jane D. Mostaccio and Alan Mostaccio	**Ascend Federal Credit Union**	
(NAME)	(NAME)	
14 Fawn Creek Pass	**520 Airpark Drive**	**122-01-0A-232.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Tullahoma, TN 37388**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOE M. NUCKOLES, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JANE D. MOSTACCIO AND ALAN MOSTACCIO,** 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 No. 7 on the Plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase Three, of record as Instrument No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe M. Nuckoles, an unmarried person by Warranty deed from Robert H. Kornmann Jr. and wife, Jean A. Kornmann of record in Instrument No. 20070522-0060972 Register's Office for Davidson County, Tennessee, dated May 11, 2007 and recorded on May 22, 2007.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record as Instrument Number 20000713-0069314, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20000607-0056981, Instrument No. 20001011-0101044, Instrument No. 20010510-0048792, supplemented in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee.
- Easement for Landscape Agreement in Instrument No. 20000612-0058346, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage in Instrument 20000419-0039023, Register's Office for Davidson County, Tennessee.
- Easement for Department of Public Works in Book 8332, page 982, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20001011-0101044, Instrument No. 20001013-0102000 and Instrument No. 20020222-0022863, Register's Office for Davidson County, Tennessee.
- Deed conveying common area in Instrument No. 20001205-0119722, and Instrument No. 20020214-0019795, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20040615-0070768, amended in Instrument No. 20080104-0001237, Instrument No. 20080521-0052236, Instrument No. 20090121-0005240, , Instrument No. 20120518-0043315 and Instrument No. 20130626-0065791, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030611-0080534, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20070522-0060972 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Davidson County DEEDWARR
Recvd: 06/17/15 10:38 3 pgs
Fees:18.00 Taxes:573.50
20150617-0057664

This is **improved** property known as: **14 Fawn Creek Pass, Nashville, Tennessee 37214**.

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(S), 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 the 12th DAY OF JUNE, 2015.

Joe M. Nuckoles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE M. NUCKOLES, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Charles A. Sullivant, Jr., 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 Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

