This Instrument is prepared from Information furnished by the parties without the benefit of a title search.

This Instrument Prepared By:
I. Dyke Tatum, Attorney-at-Law
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. / Suite 200
Nashville, Tennessee 37215
T: (615) 665-1964

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The Actual Consideration or Value, whichever is greater, for this transfer is $ -1.00-

Affiant

Subscribed and sworn to before me this 7th day of July, 2015.

Notary Public

My Commission Expires: 11/5/18

Davidson County DEEDQC
Recvd: 07/08/15 09:50 3 pgs
Fees:17.00 Taxes:0.00
20150708-0066047

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Parcel Identification:**
J. MATT MOGAN, ETUX	SAME	104.12-CO-205.00 CO
2112 ACKLEN AVENUE #205		
NASHVILLE, TENNESSEE 37212		

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, ***J. MATT MOGAN***, by these presents does hereby transfer, quitclaim, and convey unto ***J. MATT MOGAN AND WIFE MARY MARTIN MOGAN***, their successors and/or assigns, all of his rights, title, and interest in and to the following described tract(s) of land:

BEING UNIT NO. 205 ON THE PLAN OF VILLAGES OF ACKLEN, A HORIZONTAL PROPERTY REGIME, MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20051221-0152869, AS AMENDED IN INSTRUMENT NOS. 20060112-0004705, 20061108-0139002, 20061115-0141802, 20061227-0158825, AND 20070621-0074025, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO J. MATT MOGAN BY QUITCLAIM DEED FROM HENRY MOGAN JR., AND WIFE ALICE MOGAN, OF RECORD IN INSTRUMENT NO. 201507070065832, *REGISTER OFFICE FOR DAVIDSON COUNTY, TENNESSEE.*

BEING ALSO THE SAME PROPERTY CONVEYED TO J. MATT MOGAN, UNMARRIED, HENRY MOGAN, JR. AND WIFE ALICE MOGAN BY WARRANTY DEED DATED JULY 23, 2007 FROM ALLIANCE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20070725-0088209, REGISTER OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to all matters set forth per Master Deed of record in Instrument No. 20051221-0152869, as amended in Instrument Nos. 20060112-0004705, 20061108-0139002, 20061115-0141802, 20061227-0158825, and 20070621-0074025 Register's Office for Davidson County, Tennessee and;
Lease Agreement of record in Instrument No. 20051026-0129448, Register's Office for said County and;
Urban Renewal Plan of record in Book 10737, page 558, Register's Office for said County.

Source of Property Legal Description: Prior Deed of Record - Instrument No. 20070725-0088209.

This is real Property known as: **2112 Acklen Avenue # 205, Nashville, Tennessee 37212.**

WITNESS my hand below as my conformation and acknowledgement of the information provided within this Instrument.

J. Matt Mogan
J. Matt Mogan

7/7/15
Date

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE))
COUNTY OF DAVIDSON))

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **J. Matt Mogan,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person executing this instrument, and has, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand this 7th day of July, 2015.

Theresa L. Smith
Notary Public

My Commission Expires: 11/5/18

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, I. Dyke Tatum, 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.

I. Dyke Tatum
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Theresa L. Smith, a notary public for this county and state, I. Dyke Tatum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa L. Smith
Notary's Signature

My Commission Expires: 11/5/2018.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.