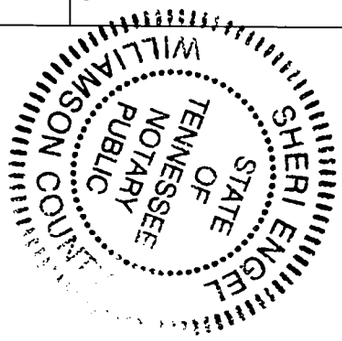
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2343

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicholas Jack Carissa Discepolo ,	CMG Financial 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	072-13-0-F-002.00CO



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2016.

Notary Public
My Commission Expires: January 5, 2020
(Affix Seal)

Davidson County DEEDWARR
Recvd: 01/15/16 14:57 4 pgs
Fees:23.00 Taxes:1147.00
20160115-0004502

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **David A Moynan, III, an unmarried man and James A Weiny, a married man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Carissa Discepolo, an unmarried woman and Nicholas Jack, an unmarried man, joint tenants with rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 940 STROUSE AVENUE ROW HOMES, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20140718-0064084, as amended at Instrument No. 20150226-0016826 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, as recorded on the 16th day of June, 2014 in Instrument No. 20140616-0052253, in the Register's Office of Davidson County, Tennessee.

Subject property is investment property. It is not the principal or marital residence of either Grantor, their respective spouse(s), or dependents, as defined by statute.

This instrument is executed on behalf of David A. Moynan, III, by John Brennan pursuant to a Power of Attorney recorded simultaneously herewith in Instrument Number 20160115-0004500, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James A. Weiny, by Serena Weiny pursuant to a Power of Attorney recorded simultaneously herewith in Instrument Number 20160115-0004501, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **940B Strouse, Nashville, TN 37206**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes.

EXHIBIT "A"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant(s), being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

John Brennan
John Brennan, Affiant

Serena Weiny
Serena Weiny, Affiant

Sworn to and subscribed before me this 15th day of January, 2016.



Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **15th** day of **January, 2016.**

GRANTOR(S)

David A. Moynan III
by John Brennan, Attorney in Fact
David A Moynan, III
By John Brennan, Attorney in Fact

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, a Notary Public in and for said County and State, the within named Serena Weiny with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of James A. Weiny ("Principal"), as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **15th** day of **January, 2016.**

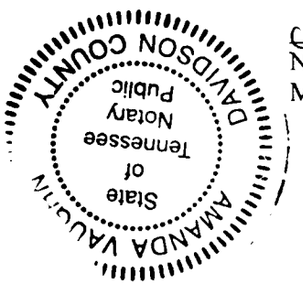


Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named John Brennan with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of David A. Moynan, III ("Principal"), as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **15th** day of **January, 2016.**



Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY