WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160009418 DEEDWARR
Recvd: 02/03/16 14:26 2 pgs
Fees:13.00 Taxes:2479.00

20160203-0010648

File No.: ALW-15-1114A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Mogan and Mary Martin Mogan	Renasant Bank	131-12-J-1.00 CO
(NAME)	(NAME)	
1114-A Biltmore Drive	2001 Park Place N, Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, AL 35203	
(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, ***BRYAN D. BYRNSIDE AND JOSHUA L. BAXTER, TENANTS IN COMMOM WITH RIGHT OF SURVIVORSHIP***, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, ***MATTHEW MOGAN AND MARY MARTIN MOGAN, HUSBAND AND WIFE***, 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 of Biltmore III Townhomes, a Horizontal Property Regime with private elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Biltmore III Townhomes, a Horizontal Property Regime with private elements, of record as Instrument No. 20071101-0128660, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the Units, Property, Co-Owners and Tenants of Biltmore III Townhomes, a Horizontal Property Regime with private elements, contained in said Declaration, the plat filed as Exhibit "B" to said declaration appearing in Instrument No. 20071101-0128660, and by-laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed by Quitclaim Deed from Bryan D. Byrnside to Bryan D. Byrnside and Joshua L. Baxter, tenants in common with right of survivorship, as recorded on the 10th day of June, 2008 in Instrument No. 20080610-0059627 and Warranty Deed from GEW Investments, G.P., a Tennessee General Partnership to Bryan D. Byrnside, as recorded on the 10th day of June, 2008 in Instrument No. 20080610-0059625, in the Register's Office of Davidson County, Tennessee.

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 1114-A Biltmore Drive, Nashville, TN 37204
(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 29th day of January, 2016.

Bryan D. Byrnside BY AMY L. WOOD, AIF

Joshua L. Baxter BY AMY L. WOOD, AIF

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of January, 2016, before me personally appeared Amy L. Wood 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 Bryan D. Byrnside and who acknowledged he/she/they executed the same as the free act and deed of the said Bryan D. Byrnside.

Witness my hand and official seal, this the 29th day of January, 2016.

Notary Public
My Commission Expires: 7-8-19

NICK CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of January, 2016, before me personally appeared Amy L. Wood 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 Joshua L. Baxter and who acknowledged he/she/they executed the same as the free act and deed of the said Joshua L. Baxter.

Witness my hand and official seal, this the 29th day of January, 2016.

Notary Public
My Commission Expires: 7-8-19

NICK CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171