1WARRANTY DEED

RETURN TO: BOX 10-A
Premier Escrow, LLC
4301 Hillsboro Pike, Ste 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160013032 DEEDWARR
Recvd: 02/17/16 11:06 2 pgs
Fees:13.00 Taxes:277.50

20160217-0014903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Kathleen A. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF February, 2016.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corien Coster Mojaver	SAME	
14057 Riverbend Road	(NAME)	95-3-A/44 CO
Poway, CA 92064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARION P. MCNULTY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CORIEN COSTER MOJAVER, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS/HER 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 No. 44 on the Plan of Magnolia Square Condominiums of record in Book 5200, page 702, as amended in Book 6685, Page 253, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to George T. McNulty and Marion P. McNulty by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., dated March 29, 1994, of record in Book 9311, Page 264, Register's Office for Davidson County, Tennessee. George T. McNulty (a/k/a George Thomas McNulty) died December 27, 2012 vesting title in Marion P. McNulty as the surviving tenant by the entirety.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 5200, Page 702, as amended in Book 6685, Page 253, said Register's Office; Master Deed and Bylaws of record in Book 6685, Page 253, Instrument No. 20060725-0089316, and Instrument No. 20130227-0019654, said Register's Office; and Charter of record in Book 6684, Page 626, said Register's Office.

unimproved _
This is improved x property, known as 2258 Lebanon Pike Unit #44, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (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 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. 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 hand this 16 day of February, 2016

Marion P. McNulty

MARION P. MCNULTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion P. McNulty, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of February, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

John Gregory Hardeman

Notary Public