THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1147

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick K. Moore Erica E. Garland 940A Strouse Ave. Nashville, TN 37206	USAA 10750 McDermott Fwy San Antonio, TX 78288	072-13-F-001.00CO

BILL GARRETT, Davidson County
Trans:T20160015575 DEEDWARR
Recvd: 02/25/16 12:30 3 pgs
Fees:18.00 Taxes:1146.63
20160225-0018047

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $309,900.00

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2016.

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: March 8, 2019
(Affix Seal)

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 individual and James A. Weiny, a married man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patrick K. Moore, unmarried and Erica E. Garland, unmarried, as 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 A, 940 STROUSE AVENUE ROW HOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140718-0064084, 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 part of the same property conveyed by Warranty Deed from Stephen Meadows, an unmarried man to David A. Moynan, III, an unmarried man and James A. Weiny, a married man, as tenants in common, 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 Grantor(s), their respective spouse(s), or dependent(s) 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 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 in Instrument Number 20160115-0004501, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable; (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 **24th** day of **February, 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 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 **24th** day of **February, 2016.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

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 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 **24th** day of **February, 2016.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

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

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.

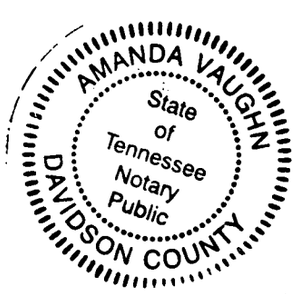
John Brennan

John Brennan, Affiant

Serena Weiny

Serena Weiny, Affiant

Sworn to and subscribed before me this 24th day of February, 2016.



Amanda Vaughn

Notary Public

My Commission Expires: 8/23/2016