WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-VRES-16-420-N69

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Moynihan and Casey Moynihan	Neil Oehler	
(NAME)	(NAME)	
420 Walton Lane #N69	1707 Riverwood Dr.	**051-15-0A-069.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-5391	Nashville, TN 37216	
(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 consideration, the receipt of which is hereby acknowledged, **MELODY N. CREASY AND HUSBAND, LOGAN CREASY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER MOYNIHAN AND CASEY MOYNIHAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A Certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. N-69 on the Plan of Quailcreek Condominiums of record in Book 6328, Pages 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said unit.

Being the same property conveyed to Melody N. Phillips by Warranty deed from M. Nathan Ennis and Linda Ennis Deloney as Devisees of the Last Will and Testament of Larry Joe Ennis, deceased, and M. Nathan Ennis as Executor of record in Instrument No. 20070123-0009138 Register's Office for Davidson County, Tennessee, dated January 22, 2007 and recorded on January 23, 2007. The said Melody N. Phillips having since married is now known as Melody N. Creasy.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan attached as Exhibit "C" to the Master Deed of record in Book 6328, page 44, Register's Office for Davidson County, Tennessee, and shown on pages 89 and 90 of said Master Deed.
- Master Deed establishing a Horizontal Property Regime of The Quail Creek Homeowners' Association of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 6340, Page 410 and Instrument No. 20090226-0016995, in the Register's Office for Davidson County, Tennessee.
- Easement deed by court order in settlement of landowner action of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Grant easement of record in Instrument Number 20130709-0070572, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Walton Lane #N69, Madison, Tennessee 37115-5391**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160026157 DEEDWARR
Recvd: 03/31/16 14:02 2 pgs
Fees:13.00 Taxes:229.40
20160331-0030614

Witness my/our hand(s) this the 30th DAY OF MARCH, 2016.

Melody N. Creasy

Logan Creasy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELODY N. CREASY AND LOGAN CREASY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2016.

Notary Public
My Commission Expires:
(SEAL)

SARAH B. LOVINGGOOD
My Commission Expires
July 12, 2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212